WARRANTY DEED

Karen Johnson Davidson County
Batch# 286664 DEEDWARR
09/17/2019 08:43:01 AM 2 pgs
Fees: $13.00 Taxes: $1,731.60

20190917-0093926



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $468,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16 DAY OF September 2019

Notary Public

MY COMMISSION EXPIRES: 3/28/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul R. Blakemore and Marie C. Blakemore		
(NAME)	(NAME)	
708 Woodridge Ct.	New Owner	160-12-0-213.00
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BRUCE V. HALVERSON, TRUSTEE AND RAMONA O. HALVERSON, TRUSTEE OF THE HALVERSON TRUST DATED MAY 3, 2004**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PAUL R. BLAKEMORE AND MARIE C. BLAKEMORE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 6th Civil District of Davidson County, TN, being lot No. 8 on the Plan of Woodridge, Section "A", of record in Book 7900, Page 423, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed from The Halverson Trust, dated March 3, 2004, Bruce V. Halverson and Ramona O. Halverson, Trustors and/or Trustees to Bruce V. Halverson and wife, Ramona O. Halverson, as recorded on the 13th day of October, 2004 in Instrument No. 20041013-0123516, said Register's Office.

Being the same property conveyed by Quitclaim Deed from Bruce V. Halverson and wife, Ramona O. Halverson to The Halverson Trust, dated March 3, 2004, Bruce V. Halverson and Ramona O. Halverson, Trustors and/or Trustees, as recorded on the 30th day of November, 2004 in Instrument No. 20041130-0142338, said Register's Office.

The Halverson Trust, dated March 3, 2004 was erroneously shown as and should be The Halverson Trust, dated May 3, 2004.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 708 Woodridge Ct., Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 16th day of September, 2019

THE HALVERSON TRUST DATED MAY 3, 2004

BY: Bruce V. Halverson

BRUCE V. HALVERSON, TRUSTEE

BY: Ramona O. Halverson

RAMONA O. HALVERSON, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Bruce V. Halverson and Ramona O. Halverson with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Trustees of The Halverson Trust dated May 3, 2004, and who further acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Trustees of said Trust.

Witness my hand and official seal this 16th day of September, 2019.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

Notary Public