WARRANTY DEED

Karen Johnson Davidson County
Batch# 292715 DEEDWARR
09/27/2019 02:47:30 PM 2 pgs
Fees: $13.00 Taxes: $3,052.50

20190927-0098716

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $825,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of September, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Brent Daniel Blackburn and Annie Ierardi Blackburn	Brent & Annie Blackburn	131 07 0A 027.00
(NAME) 4236 Jamesborough Place	(NAME) 4236 Jamesborough Place	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Andrew J. Dodd and Laurie N. Dodd, as tenants in common**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Brent Daniel Blackburn and Annie Ierardi Blackburn, 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 Davidson County, Tennessee, being Lot No. 27 on the Plan of Jamesborough Place (Formerly Hillsborough Place Phase II & III), as of record in Plat Book 5200, Page 160, Amended in Instrument 20150203-0010005 Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Andrew J. Dodd and Laurie N. Dodd by Warranty Deed from Carolyn Camp Hannon, Personal Representative of The Estate of Carolyn Camp Avery dated May 11, 2015 and recorded May 12, 2015 in Instrument No. 20150512-0043197, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Andrew J. Dodd, as to a one-half undivided interest, and Laurie N. Dodd, as to a one-half undivided interest, as tenants in common by Quitclaim Deed from Andrew J. Dodd and Laurie N. Dodd dated December 29, 2017 and recorded January 2, 2018 in Instrument No. 20180102-0000633, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐

This is improved ☒ property, known as 4236 Jamesborough Place, Nashville, TN 37215

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 our hands this 26th day of September, 2019

Andrew J. Dodd

Laurie N. Dodd

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Andrew J. Dodd and Laurie N. Dodd, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, ~~this~~ the ~~30th~~ 26th of September, 2019.

Notary Public

My Commission Expires: 07/09/2022

(SEAL)

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: GRN-1909386SSO