WARRANTY DEED

R & R to:

Ortale Kelley Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

June Rowell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 9-13-2021
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY BRADLEY

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
Chowch. G.P.	New Owner	
(NAME)	(NAME)	
2610 Westwood Drive		119 11 55.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **WANDA BLAIR, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **CHOWCH, G.P., A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND REPRESENTATIVES, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT "A"

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 2713 Mashburn Drive & 2817 Ennis Rd, Nashville, TN 37210
(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 GRANTEE, its successors and representatives forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their successors and representatives, 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.

Karen Johnson Davidson County
Batch# 297702 DEEDWARR
10/08/2019 02:06:35 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20191008-0103097

Witness my hand this 7th day of October, 2019

Wanda Blair

By: Pat Waggoner, Attorney in Fact

WANDA BLAIR, BY: PAT WAGGONER, ATTORNEY IN FACT, PURSUANT TO DURABLE GENERAL POWER OF ATTORNEY OF RECORD IN INSTRUMENT NO. 20181126-0115224

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named Pat Waggoner with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Wanda A. Blair* and as her Attorney-In-Fact, as the free act and deed of the within named Wanda A. Blair,* also known as Wanda Blair.

Witness my hand and official seal this 7th day of October, 2019.

Commission expires: 11-5-19

KEVIN MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires Nov 5, 2019

EXHIBIT "A"

Tract 1:

All that tract or parcel of land located in Davidson County, Tennessee, being Lot No. 67 on the Map of Mashburn Heights, as of record in Plat Book 1835, page 1, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Beginning at a point in the east margin of Mashburn Road at the corner of Lots 67 and 68; thence with the line between said lots easterly 130 feet to the corner of Lot 66; thence with the line between lots 66 and 67, southerly 117.4 feet to the north margin of Ennis Road; thence with the margin of the same, westerly 149.2 feet to a concrete monument and continuing westerly 3.5 feet to another concrete monument at the beginning of a curve; thence around said curve northwesterly 36.1 feet to the east margin of Mashburn Road; thence with the margin of the same, northerly 78.3 feet to the beginning.

Being the same property conveyed to Robert M. Blair et ux Wanda A. Blair by Warranty Deed from William B. Whitson et ux Faye B. Whitson, recorded on the 17th day of March, 1972 in Deed Book 4584, Page 722, in the Register's Office of Davidson County, Tennessee. Robert M. Blair died on October 17, 2018 leaving Wanda A. Blair as sole Surviving Tenant by the Entirety.

Tract 2:

Land in Davidson County, Tennessee, being Lot No. 66 on the Map of Mashburn Heights, as of record in Plat Book 1835, Page 1, said Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Arthur Arkley and wife, Francis V. Arkley by Warranty Deed from William R. Orr and wife, Brenda C. Orr dated December 21, 1973 of record in Book 4774, page 932, said Register's Office.

Being the same property conveyed to Wanda Arkley Blair by Quitclaim Deed from Betty Jane Arkley Spann, recorded on the 6th day of August, 2003 in Instrument No. 20030806-0111782, in the Register's Office of Davidson County, Tennessee.

Arthur Arkley died on November 15, 1995 leaving Francis V. Arkley as sole surviving Tenant by the Entirety. Frances V. Arkley died on October 25, 2000 leaving a Last Will and Testament. Said will was not probated. Wanda A. Blair and Betty Spann, Frances V. Arkley's heirs at law are also the devisees under said will. Affidavits of Heirship of record in Instrument No. 20191008-0103095 and Instrument No. 20191008-0103096, said Register's Office are recorded herewith to reflect said vesting.

The said Wanda Blair is also known as Wanda A. Blair and Wanda Arkley Blair.