Karen Johnson Davidson County
Batch# 338713 DEEDWARR
01/06/2020 09:08:37 AM 2 pgs
Fees: $13.00 Taxes: $1,720.50
20200106-0001288

WARRANTY DEED

RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3 day of January, 2020

Notary Public

MY COMMISSION EXPIRES: 5-9-2023
(AFFIX SEAL)

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).
Michael Blakley and Rebekah Blakley		174 00 0 095.00
(NAME)	(NAME) New Owner	
5831 Pettus Road		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **Valer Minea and Agneta Minea, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael Blakley and Rebekah Blakley, 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:

All that certain parcel of land situate in the County of Davidson, State of Tennessee, being more particularly described as follows:

Beginning at a point on the West margin of Pettus Road, said point being N 06 degrees 15 minutes 55 seconds East at 50.00 feet from Mark Stephens, et ux Northeast corner, thence with the North margin of a 50 foot easement, North 83 degrees 49 minutes 42 seconds West, 215.41 feet, North 61 degrees 42 minutes 38 seconds West, 397.96 feet, North 60 degrees 12 minutes 00 seconds West, 99.61 feet, leaving said 50 easement North 47 degrees 03 minutes 54 seconds East, 370.39 feet to an iron pin in George Stephens' West line, thence with said line, South 41 degrees 09 minutes 32 seconds East, 209.27 feet to an iron pin, South 59 degrees 50 minutes 45 seconds East, 196.60 feet to an iron pin, South 78 degrees 27 minutes 29 seconds East 165.81 feet to a point on the West margin of Pettus Road, George Stephens' Southeast corner, thence with said margin, South 06 degrees 15 minutes 55 seconds West, 156.90 feet to the beginning, containing 2.84 acres, more or less, according to a survey by P. Anthony Chapdelaine, Jr., dated 9/21/1977.

Being the same property conveyed to Valer Minea and Agneta Minea by Special Warranty Deed from The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of CWALT, INC., Alternative Loan Trust 2004-30CB, Mortgage Pass-Through Certificates, Series 2004-30CB dated September 23, 2013 and recorded October 04, 2013 as Instrument No. 20131004-0104354, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-1912415SSO

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.

unimproved ☐
This is improved ☒ property, known as 5831 Pettus Road, Antioch, TN 37013

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 3rd day of January 2020

Valer Minea

Agneta Minea

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 Valer Minea and Agneta Minea, 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 3rd of January, 2020.

Notary Public

My Commission Expires: 07/09/2022

(SEAL)

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: GRN-1912415SSO