WARRANTY DEED

Karen Johnson Davidson County
Batch# 365085 DEEDWARR
02/28/2020 03:31:26 PM 2 pgs
Fees: $13.00 Taxes: $7,400.00

20200228-0022621

I. DYKE TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,000,000.00

Jerry W. Blair
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2020

Notary Public

MY COMMISSION EXPIRES: May 03, 2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Paul Budslick	Paul Budslick	09012005700
(NAME)	(NAME)	
908 Marengo Lane	908 Marengo Lane	09012035900
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37204	09012003300
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, We, **Jerry W. Blair and wife, Joy S. Blair,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Paul Budslick,** 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:

Tract I:

A tract of land in the 8th Civil District of Davidson County, Tennessee, being Lots 2 & 3 and part of an abandoned alley as shown on the plan of Subdivision of Lot 28 and Part of Lot 30, of the B. F. Cockrill Estate as of record in Book 332, Page 002, Register's Office for Davidson County, Tennessee, and being described by survey of Barry Greer & Associates, dated June 30, 1980, as follows:

Beginning at an iron pin set at the intersection of the east right of way of Croley Drive and the North right of way of Robertson Avenue and proceeding as follows; with said right of way of Croley Drive, N 04 degrees 00' E, 152 feet to an iron pin set at the southwest corner of Lot 11, thence with the north right of way of an abandoned alley, S 84 degrees 42' E, 192 feet to an iron pin, thence S 04 degrees 00' W, 152 feet to an iron pin in said right of way of Robertson Avenue at the southeast corner of Lot 2, thence with said right of way, N 84 degrees 42' W, 192 feet to the beginning and containing 0.67 acres, more or less.

Being the same property conveyed to Jerry W. Blair and wife, Joy S. Blair by deed dated July 31, 1985 from Walter L. Timmons, Jr., Trustee of record in Book 6618, Page 996, Register's Office for Davidson County, Tennessee. Thereafter the said Jerry W. Blair and Joy S. Blair conveyed their interest in said property to Joy S. Blair by Quitclaim Deed dated January 24, 1995 of record in Book 9578, Page 765, said Register's Office for Davidson County, Tennessee. Thereafter the said Jerry W. Blair and wife, Joy S. Blair conveyed their interest to Joy S. Blair by Quitclaim Deed of record in Instrument No. 20200228-0022620, Register's Office for Davidson County, Tennessee.

Tract II

Land in Davidson County, Tennessee, being Lot No. 7-B on the Resubdivision of Part of Lot 7 of the Resubdivision of Part of Lot 21 (Lots 5, 6, 7, 8) in Subdivision of the B. F. Cockrill Farm of record in Book 4885, Page 55, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Jerry W. Blair by deed dated April 21, 1983 from Robert L. McGowan and wife, Peggy McGowan of record in Book 6042, Page 145, Register's Office for Davidson County, Tennessee.

Tract III

Land in Davidson County, Tennessee, being Lot No. 7-A on the Resubdivision of Part of Lot 7 of the Resubdivision of Part of Lot 21 (Lots 5, 6, 7, 8) in Subdivision of the B. F. Cockrill Farm of record in Book 4885, Page 55, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Jerry W. Blair by deed dated April 21, 1983 from Robert L. McGowan and wife, Peggy McGowan of record in Book 6042, Page 145, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 6228 Robertson Avenue, Nashville, TN 37209; 6311 Robertson Avenue, Nashville, TN 37209; 6313 Robertson Avenue, Nashville, TN 37209

(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/our hands this 28th day of February, 2020.

Jerry W. Blair

Joy S. Blair

State of Tennessee
County of Davidson

On this 28th day of February, 2020, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Jerry W. Blair and Joy S. Blair, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 28th day of February, 2020.

Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

File No.: 20-Budslick

