THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $820,000.00. M. Alexander Affiant Subscribed and sworn to before me this 21st day of August, 2020. Notary Public My Commission Expires

Record & Return To:

Karen Johnson Davidson County
Batch# 463163 **DEEDWARR**
08/25/2020 10:19:24 AM 3 pgs
Fees: $18.00 Taxes: $3,034.00

20200825-0095994

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Michael Blankinship P.O. Box 1447 Brentwood, TN 37024	**New Owner**	Map and Parcel No.: 13213008000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David Mark Eaton and wife, Susan A. Eaton**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James M. Blankinship, married,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 910 Robertson Academy Road, Nashville, TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 21st day of August, 2020.

David Mark Eaton

Susan A. Eaton

STATE OF MISSISSIPPI, COUNTY OF Madison SS:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **David Mark Eaton and Susan A. Eaton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of August, 2020.

Notary Public

My Commission Expires:

12-10-21

NOTARY PUBLIC
SHANA STEED
Madison County
ID No. 122388
COMM. EXPIRES
DEC. 10, 2021
STATE OF MISSISSIPPI

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Oak Hill Valley, as of record in Plat Book 1835, pages 15 and 16, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to David Mark Eaton and wife, Susan A. Eaton, by deed dated June 15, 2012 from Lisa B. Baskin, a married person, of record in Instrument No. 20120619-0053492, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, which have been prorated and assumed by Grantee.
2. Restrictive covenants contained in an instrument of record in Book 1974, page 204, Register's Office for Davidson, County, Tennessee.
3. All matters appearing on the Plan of record as Book 1835, pages 15 and 16, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6247, page 107, Register's Office for Davidson County, Tennessee.