Karen Johnson Davidson County
Batch# 676817 DEEDWARR
07/14/2021 01:41:30 PM 2 pgs
Fees: $13.00 Taxes: $684.50
20210714-0094764

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $185,000.00. Affiant Subscribed and sworn to before me, this the 9th day of July, 2021. Notary Public My commission expires: 10.20.2024

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Richard Blankenship and Vickie Blankenship	New Owner(s)	142-06-0B-210.00-CO
5872 Surrey place		
Norcross, GA 30093		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MATTHEW L. PURYEAR AND WIFE, MICHELLE MARIE PURYEAR**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD BLANKENSHIP AND VICKIE BLANKENSHIP, A MARRIED COUPLE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Building 31, Unit 210, "Peppertree", Creekside Meadows Condominiums, as established by Master Deed of record in Book 4834, page 257, as provided by Tennessee Code Annotated 64-2701, et seq., and as shown on the Plat of "Peppertree", Creekside Meadows Condominiums, of record in Book 4675, page 128-130, to which reference is hereby made. Also included is an unencumbered undivided 1/213th of all general common elements as described in the Master Deed of record in Book 4834, page 257, and subject to all terms, conditions and restrictions contained therein. Garage space 210g and other limited common elements as provided by the Master Deed of record in Book 4834, page 257 and shown on the Plat of record in Book 4675, page 128-130 are included for the exclusive use of the Grantee.

Being the same property conveyed to Matthew L. Puryear and wife Michelle Marie Puryear by Warranty deed from Eric Sox, a married man and George Brandt, a married man of record in Instrument No. 20160404-0031818 Register's Office for Davidson County, Tennessee, dated March 24, 2016 and recorded on April 04, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 810 Bellevue Road, Unit 210, Nashville, TN 37221, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of July, 2021.

Matthew L. Puryear

Michelle Marie Puryear

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Matthew L. Puryear and Michelle Marie Puryear, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9th day of July, 2021.

Notary Public

My Commission Expires: 3/3/25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 9, 2021

Signature 7/9/21 Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 9 day of July, 2021

Notary's Signature

10-20-2024
My Commission Expires:

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024