Davidson County DEEDWARR
Recvd: 04/17/01 12:47 2pgs
Fees:11.00 Taxes:481.00

20010417-0037457

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE APRIL 12, 2001.

Notary Public

MY COMMISSION EXPIRES: 4/1/2004

(AFFIX SEAL)

LOUISE M. IVES NOTARY PUBLIC AT LARGE WILSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Wilson County, Inc., 1281-G North Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin D. Blackwell	National Bank of Commerce	Map 96, Parcel 55
Stewarts Ferry Pike	1691 North Mt. Juliet Road	
Nashville, Tennessee 37214	Mt. Juliet, Tennessee 37122	
(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, **RICHARD A. NELSON D/B/A MORNING STAR CONSTRUCTION COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEVIN D. BLACKWELL, MARRIED** , 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:

BEING Lot No. 1 on the Resubdivision Plat of Lot 2, Revision of Stewartwood, as of record in Instrument 20010411-0035775, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Richard A. Nelson d/b/a Morning Star Construction Co. by Special Warranty Deed from John A. Thweatt and David E. Rawlings of record in Instrument 200008290085270, said Register's Office.

This is part of the same description as in previous deed of record.
This conveyance is subject to recorded easements of record in Book 1303, Page 30, Book 4772, Page 720, and Book 8290, Page 936, and Storm Water Det. Agreement of record in Instrument 20010306-0021111, said Register's Office.

Christine Nelson, spouse of Richard A. Nelson, does not join in execution of this instrument as it was not their primary residence.
THIS conveyance is made subject to easements, restrictions, , encumbrances and ordinances as they affect the premises.

unimproved ☒

This is improved ☐ property, known as Stewarts Ferry Pike, Nashville, TN 37214

(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 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 hand(s) this April 12, 2001.

Richard A. Nelson d/b/a Morning Star Construction Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, , a Notary Public in and for said County and State, the within named Richard A. Nelson d/b/a Morning Star Construction Company, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this April 12, 2001

Commission expires: 4/1/2002

LOUISE N. TYNES NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Notary Public