Box 56

WARRANTY DEED

RACHAEL A. ALEXANDER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires 04/21/2008

STATE OF TENNESSEE
COUNTY OF **Davidson**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,000.00

June Ballard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF **June, 2006**

Rachael A. Alexander
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/16/06 09:45 2 pgs
Fees:13.00 Taxes:344.10

20060616-0071784

This Instrument Prepared By:
Commerce Union Title LLC
5200 Maryland Way Suite 110, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremiah B. Pyron	New Owner	**163-02 118.00**
(NAME) **276 Bart Drive**	(NAME)	
(ADDRESS) **Antioch,TN 37013**	(ADDRESS)	
(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, **Larry C. Blackwell, Jr., an unmarried individual** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeremiah B. Pyron, unmarried** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TN, DESCRIBED AS FOLLOWS, TO-WIT:

Lot 396, ANTIOCH PARK, SECTION 5, as shown on plat of record in Plat Book 4460, Page 58, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Dan W. Kinkade and wife, Terri L. Kinkade to Larry C. Blackwell, Jr. and wife, Linda S. Blackwell as recorded on the 12th day of November, 1986 in Book 7037, Page 907; Quit Claim Deed from Nancy L. Raines to Larry C. Blackwell and wife, Linda S. Blackwell as recorded on the 15th day of December, 1993 in Book 9187, Page 495; Quit Claim Deed from Linda Blackwell to Larry C. Blackwell, Jr. as recorded on the 9th day of May, 1997 in Book 10449, Page 502 and Deed of Correction from Linda Blackwell, a/k/a Linda S. Blackwell to Larry C. Blackwell, Jr. as recorded on the 15th day of February, 2001 in Instrument No. 20010215-0014442, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **276 Bart Drive, Antioch, TN 37013**
(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.

IN WITNESS WHEREOF, this instrument has been executed on this the **15th** day of **June, 2006**.

Larry C. Blackwell, Jr.

STATE OF **TN**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named Larry C. Blackwell Jr., with whom I am personally acquainted and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the day **15th** of **June**, **2006**.

Julie Wilbanks
NOTARY PUBLIC

My commission expires: 2/20/08

JULIE WILBANKS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.