NEW OWNER:

John S. Blackwell
602 Regent Park Circle
Mt. Juliet, Tennessee 37122
SEND TAX BILLS TO:
NEW OWNER

Map 043
Group 13-0
Parcel 218.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 12-0675

BILL GARRETT, Davidson County
Trans:T20120071919 DEEDWARR
Recvd: 09/24/12 15:34 4 pgs
Fees:23.00 Taxes:63.64
20120924-0086721

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Seventeen Thousand Two Hundred and 00/100 Dollars ($17,200.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MARY JANE JOHNSON** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JOHN S. BLACKWELL** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Being the westerly part of Lot No. 8 and the northwesterly part of Lot No. 9 of Block "H" on the Plan of Forest Park Subdivision at Madison, Tennessee, as of record in Book 843, Page 44, Register's Office for said County, described together as follows:

Beginning on the southerly margin of Maple Street at the northwest corner of the property conveyed to William A. Rawls and wife, by deed from E.B. Gregory and wife, of record in Book 1020, Page 304, said Register's Office, being 113 feet, 3 inches west of the westerly margin of Forest Park Road; thence with the southerly margin of Maple Street westwardly 60 feet to the northwest corner of Lot No. 7; thence with the easterly line of said Lot No. 7 southwardly 101 feet to a point 10 feet north of the corner of Lots Nos. 9 and 10; thence eastwardly and parallel with the line between Lots Nos. 9 and 10, 60 feet; thence northwardly 40 feet, more or less, to the southwest corner of said Rawls property, continuing

northwardly and with said Rawls westerly line 72 feet 1 inch, more or less, in all 112 feet 1 inch, more or less, to the beginning.

Being the same property conveyed to Mary Jane Johnson by Quitclaim Deed from Mary Jane Johnson, Attorney-in-Fact for Dollie Mae Hoskins, dated March 1, 2002 and of record in Instrument No. 20020304-0026552, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 430 Maple Street, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 12 day of September, 2012.

Mary Jane Johnson

MARY JANE JOHNSON

STATE OF Utah
COUNTY OF Utah

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, MARY J ANE JOHNSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument.

WITNESS my hand and official seal at office this 24th day of September, 2012.

Tammara Eaton
NOTARY PUBLIC

My commission expires: 9-23-14

TAMMARA EATON
Notary Public
State of Utah
Comm. No. 583683
My Comm. Expires Sep 23, 2014

****

The actual consideration or value, whichever is greater, for this transfer is $17,200.00.

AFFIANT

Sworn to and subscribed to before me this 14th day of September, 2012.

NOTARY PUBLIC

My commission expires: 6-2-2013

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY