THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 13060064**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $58,300.00. Affiant Subscribed and sworn to before me, this 21st day of June, 2013. Notary Public My Commission Expires:

JONATHAN B. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2015

BILL GARRETT, Davidson County
Trans:T20130053879 DEEDWARR
Recvd: 06/25/13 14:35 2 pgs
Fees:13.00 Taxes:215.71
20130625-0065339

WARRANTY DEED

Address New Owner: Cody Blackwell 1067 Zophi St Nashville TN 37216	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 07206016400

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, **Kenneth Y. McMillin, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cody Blackwell, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Easterly 50 feet of Lot No. 48 on the revised and corrected map of the Subdivision of the Casper Zophi Place, of record in Book 547, Page 22, said Register's Office, described as follows:

Said part of Lot No. 48 fronts 50 feet on the Northerly side of Zophi Street and runs back 139.7 feet on the Westerly line to the Southerly margin of Thomas Street, measuring 50 feet thereon.

Being the same property conveyed to Kenneth Y. McMillin, unmarried by Warranty Deed from Billie Byrd, married, recorded on the 3rd day of November, 2004 in Instrument No. 20041103-0132155, in the Register's Office of Davidson County, Tennessee.

Property is not marital residence of the grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CASPER ZOPHI PLACE, as recorded in Plat Book 547, Page(s) 22.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property located at 1067 Zophi St Nashville, TN 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 21st day of June, 2013.

Kenneth Y. McMillin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kenneth Y. McMillin, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of June, 2013.

Notary Public

My Commission Expires: _____

