Name and Address of New Owners:

Fisher Coles deZevallos
2116 Hobbs Road, J-1
Nashville, TN 37215

Send Tax Notices To:
Same

THIS INSTRUMENT PREPARED BY:
ATWOOD & MOORE, Attorneys at Law
144 Uptown Square
Murfreesboro, Tennessee 37129

FROM INFORMATION FURNISHED BY THE PARTIES

MAP 131 02-0-A 55CO. 7DA-79180

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, the undersigned, DIANNE MCVETTY, TRUSTEE for the BLACKWELL REVOCABLE LIVING TRUST DATED FEBRUARY 23, 2011, has bargained and sold and does hereby transfer and convey unto FISHER COLES deZEVALLOS, his heirs and/or assigns, forever, that certain tract of real estate situated in a certain Civil District of Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

> A certain condominium apartment in Davidson County, Tennessee, being Unit No. J-4 on the plan of Hobbs House Condominiums, of record in Book 4594, page 74 and amended in Book 5700, page 54, both in Register's Office of said County, reference to the record thereof being hereby made for full particulars.
>
> BEING the same property conveyed to The Blackwell Revocable Living Trust, dated, February 23, 2011 by quitclaim deed of record in Instrument Number 20111013-0079752, of the Register's Office of Davidson County, Tennessee.
>
> THIS conveyance is subject to the miscellaneous easements and intrusions of record in Charter of HOA of record in Book 5296, page 689; to the OCD to HOA of record in Book 5848, page 179; to the easement to Comcast of record in Instrument Number 20130118-0006274; to the rights of others in and to common areas/elements of record; to the lien for special assessments contained in the Declaration of Conditions, Covenants and Restrictions/Master Deed of record and any and all other matters as shown of record in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, his heirs and/or assigns, forever.

The grantor covenants with the said grantee that it is lawfully seized and possessed of said real estate; that it has a good and lawful right to convey the same and that it is unencumbered except as hereinabove set forth, and except by lien of the 2013 property taxes, which taxes shall be prorated between the parties.

BILL GARRETT, Davidson County
Trans:T20130105577 DEEDWARR
Recvd: 12/18/13 15:55 2 pgs
Fees:13.00 Taxes:444.00
20131218-0128058

The grantor further covenants and binds itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said grantee, his heirs and/or assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, on this the 16th day of December, 2013.

BLACKWELL REVOCABLE LIVING
TRUST DATED FEBRUARY 23, 2011

By: Dianne McVetty
Dianne McVetty, Trustee, CPA

STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

Personally appeared before me DIANNE MCVETTY, as Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND this the 16th day of December, 2013.

JO ATWOOD NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 6/21/15

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $120,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this the 16th day of December, 2013.

JO ATWOOD NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 6/21/15