NEW OWNER:

John Blackwell
3080 Leeville Pike
Lebanon, TN 37090

THIS INSTRUMENT PREPARED BY:

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

SEND TAX BILLS TO:

New Owner

FILE NO: 13-1176

Map 071 Group 15-0 Parcel 086.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140000975 DEEDWARR
Recvd: 01/06/14 13:46 3 pgs
Fees:18.00 Taxes:240.50
20140106-0001246

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Sixty-Five Thousand and 00/100 Dollars ($65,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **F&M REAL ESTATE TRANSFER CORPORATION** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JOHN 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:

Land in Davidson County, Tennessee, Being Lot No. 30 on the Plan of East Moreland, as of record in Plat Book 161, Page 170, said Register's Office. Said Lot No. 30 fronts 50 feet on the Northerly side of East Moreland Street and runs back between parallel lines 140 feet to an alley.

BEING the same property conveyed to F&M Real Estate Transfer Corporation, by Foreclosure Deed from Jonathan R. Vinson, Trustee, dated June 25, 2013, and of record in Instrument No. 20131119-0119355, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 107 Eastmoreland, Nashville, Tennessee 37207.

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 deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 17th day of **December, 2013**.

F&M REAL ESTATE TRANSFER CORPORATION

By: Norman D. Ellis, Jr., Senior Vice President

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Norman D. Ellis, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that **he** is **Senior Vice President** of, **F&M REAL ESTATE TRANSFER CORPORATION** the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office 17th day of **December, 2013**.

NOTARY PUBLIC

My commission expires: 5-30-17

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

****

The actual consideration or value, whichever is greater, for this transfer is $ 65,000.00 .

AFFIANT

Sworn to and subscribed to before me 17th day of **December, 2013**.

NOTARY PUBLIC

My commission expires: 5-30-17