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: 13-1201A

Map 072 Group 14-0 Parcel 317.00 p/o

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140006452 DEEDWARR
Recvd: 01/28/14 14:44 2 pgs
Fees:13.00 Taxes:166.50
20140128-0007785

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Forty-Five Thousand and 00/100 Dollars ($45,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JAMES BROWN and DEBORAH BROWN n/k/a DEBORAH BRANDON** ("Grantors") have this day bargained and sold and by these presents do 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. 23 of Block "B" on the Map of a Subdivision of Belle Forest No. 2, as of record in Book 843, Page 94, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

BEING part of the same property conveyed to James Brown and Deborah Brown, by Final Decree Confirming Sale from Clerk & Master, dated December 30, 2003, and of record in Instrument No. 20031230-0184111, Register's Office for Davidson County, Tennessee.

This is UNIMPROVED property.

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.

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free,

clear and unencumbered, except as noted herein; and Grantors 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, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 17th day of **December, 2013.**

JAMES BROWN

DEBORAH BRANDON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JAMES BROWN AND DEBORAH BRANDON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

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

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The actual consideration or value, whichever is greater, for this transfer is $ **45,000.00** .

AFFIANT

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

NOTARY PUBLIC

My commission expires: 5-30-17

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