BILL GARRETT, Davidson County
Trans:T20140025131 DEEDWARR
Recvd: 04/14/14 14:08 2 pgs
Fees:13.00 Taxes:712.25

20140414-0031076

# Warranty Deed

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|---|---|
|  | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $192,500.00.<br>Affiant<br>Subscribed and sworn to before me, this the 11th day of April, 2014.<br>Notary Public<br><br>My commission expires: |

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**202 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Scott A. Blackwell | Avenue Bank | |
| 924 Potter Lane | 3823 Cleghorn Avenue | 083-08-0-084.00 |
| Nashville, TN 37206 | Nashville, TN 37215 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CODY BLACKWELL, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SCOTT A. BLACKWELL, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 104 on the Plan of Rosewood Heights, Section III of record in Plat Book 2133, Page 61, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cody Blackwell, an unmarried man by Warranty Deed from Melinda A. Dement, a married woman of record in Instrument No. 20130909-0095157 Register's Office for Davidson County, Tennessee, dated September 06, 2013 and recorded on September 09, 2013.

Being the same property previously conveyed to Rhett C. Chandler, trustee by Quitclaim Deed from Melinda A. Dement, executrix for the Estate of Helen F. Huey of record in Instrument No. 20130424-0040502 Register's Office for Davidson County, Tennessee, dated March 12, 2013 and recorded on April 24, 2013 and within the same deed the said Rhett C. Chandler, Trustee conveyed his interest in the subject property to Melinda A. Dement, an unmarried person.

Being the same property previously conveyed to Helen F. Huey by Quitclaim Deed from Melinda A. Dement of record in Instrument No. 20120202-0009663 Register's Office for Davidson County, Tennessee, dated January 18, 2012 and recorded on February 02, 2012.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 924 Potter Lane, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of April, 2014.

**Cody Blackwell**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Cody Blackwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11th day of April, 2014.

Notary Public

My Commission Expires:

ANGIE L LAWLESS
STATE OF TENNESSEE
NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY