BILL GARRETT, Davidson County
Trans:T20140037915 DEEDWARR
Recvd: 05/30/14 14:43 2 pgs
Fees:13.00 Taxes:529.10

20140530-0046747

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,000.00.

Cynthia Blackwell
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May, 2014.

Howard M. Skipworth
NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY HOWARD M. SKIPWORTH
My Commission Expires JAN 9, 2016

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Buford Wade Blackwell and Cynthia Blackwell 193 Babbs Drive Joelton, TN 37080	Buford Wade Blackwell and Cynthia Blackwell 193 Babbs Drive Joelton, TN 37080	014-00-0-073.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

COLTON JOSEPH OSLUND

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

BUFORD WADE BLACKWELL AND CYNTHIA BLACKWELL, HUSBAND AND WIFE

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in the 14th Civil District of Davidson County, Tennessee, described according to an unrecorded survey made by Hickerson & Hickerson Engineers, dated July 9, 1964, revised October 20, 1964, and revised May 31, 1965, as follows, to-wit:

Beginning at a point 640 feet on the westerly margin of Douglas Road from the northwest corner of Clarksville Highway and Douglas Road; thence North 79° 45' West, a distance of 605.0 feet to a point; thence North 00° 25' East, 143 feet to a point; thence South 79° 30' East, 590.0 feet to a point in the westerly margin of Douglas Road; thence along the westerly margin of Douglas Road in a southerly direction of 150.0 feet, to the point of beginning, said tract of land containing 2.0 acres, more or less.

Being the same property conveyed to Colton Joseph Oslund, by deed from Margaret L. Martin, unmarried, dated June 27, 2012, of record as Instrument No. 20120702-0057587, in the Register's Office for Davidson County, Tennessee. At the time Margaret L. Martin conveyed her fee simple interest in said property to Colton Joseph Oslund, she was a single person; C. C. Martin being the same person as Cacy Carl Martin having died on October 25, 2011.

This improved property is known as 7129 Douglas Road, Joelton, TN 37080.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 28th day of May, 2014.

Colton Joseph Oslund

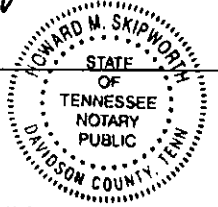
State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Colton Joseph Oslund, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28th day of May, 2014.

Howard M. Skipworth
Notary Public

My commission expires:



My Commission Expires JAN 9, 2016