BILL GARRETT, Davidson County
Trans:T20140043616 DEEDWARR
Recvd: 06/19/14 14:58 2 pgs
Fees:13.00 Taxes:207.20

20140619-0053755

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $56,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of May, 2014.

Notary Public
My commission expires: 7-25-16

BRITTANY T. DUGAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

02-1405-49019

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| John Blackwell<br>312 Trinity Lane<br>Nashville TN 37207 | New Owner | 071-07-0-199.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Carolyn Jean Whittaker, Elizabeth Ann Webster, and Glen Barry Harris, all as Devisees under the Last Will and Testament of Avis Kathleen Harris, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to John Blackwell, hereinafter called the Grantees, their successors 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 the westerly half of Lot No. 6, on the Plan of T. W. Crutcher, Trustee's Subdivision of Trinity Heights, of record in Plat Book 332, Page 4, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said part of Lot No. 6 fronts 50 feet on the southerly side of Trinity Avenue or Lane, and runs back 166.87 feet on the westerly line and 167.4 feet, more or less, on the easterly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to Kathleen Harris by deed from Anita LeMaide, dated December 21, 1976, recorded December 22, 1976, of record in Book 5099, Page 481, Register's Office for Davidson County, Tennessee. The said Kathleen Harris, a/k/a Avis Kathleen Harris having since died testate on May 11, 2011, devising subject property to Carolyn Jean Whittaker, Elizabeth Ann Webster, and Glen Barry Harris, by Last Will and Testament of Avis Kathleen Harris, deceased, of record in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 11P-895.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 312 Trinity Lane, Nashville, TN 37207

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said 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 my hand this 23rd day of May, 2014.

Carolyn Jean Whittaker

Elizabeth Ann Webster

Glen Barry Harris

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Carolyn Jean Whittaker, Elizabeth Ann Webster and Glen Barry Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Goodlettsville, TN, this 23rd day of May, 2014.

State of Tennessee at Large

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission expires
12/27/17