NEW OWNER:

John Blackwell
3080 Leeville Pike
Lebanon, TN 37087

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: 14-0496

Map 071 Group 15-0 Parcel 471.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140051455 DEEDWARR
Recvd: 07/17/14 13:27 2 pgs
Fees:13.00 Taxes:188.70
20140717-0063367

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Fifty-One Thousand and 00/100 Dollars ($51,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **LOUISE S. WHITAKER, widow,** ("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:

Lot Number 24 on the Plan of Richardson's Addition to East Nashville, as of record in Book 161, Page 5, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description of said Lot.

BEING the same property conveyed to Robert L. Whitaker and Louise S. Whitaker, husband and wife, by Special Warranty Deed from Union Planters Mortgage, Inc. f/k/a Union Planters PMAC, Inc., dated August 2, 2002, and of record in Instrument No. 20020808-0095769, Register's Office for Davidson County, Tennessee. Robert L. Whitaker passed away on April 20, 2012, and had remained married to Louise S. Whitaker, without intervening legal separation or divorce, from the time of acquisition of this property until his passing, thereby vesting title in Louise S. Whitaker as surviving tenant by the entirety.

This is IMPROVED property known as 1231 Lischey Avenue, 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 20 day of **June, 2014.**

LOUISE S. WHITAKER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office 20th day of **June, 2014.**

LISA P. CHANEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 02-13-17

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The actual consideration or value, whichever is greater, for this transfer is $ 51,000.00 .

AFFIANT

Sworn to and subscribed to before me 20th day of **June, 2014.**

LISA P. CHANEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 02-13-17