NEW OWNER:

John Blackwell
Kimbel Lea
3080 Leeville Pike
Lebanon, TN 37090

SEND TAX BILLS TO:

NEW OWNER

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 14-0679

Map 061 Group 06-0 Parcel 046.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140061631 DEEDWARR
Recvd: 08/20/14 13:11 3 pgs
Fees:18.00 Taxes:277.50
20140820-0075816

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Seventy-Five Thousand and 00/100 Dollars ($75,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **WILLIAM RAY WESTBERRY AND JOEL CRAIG WESTBERRY** "Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JOHN BLACKWELL AND KIMBEL LEA** ("Grantees"), their 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:

Being Lot No. 139 on the Map of Section One, Gra-Mar Acres, as of record in Book 2133, Page 27, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 139 fronts 80 feet on the easterly side of Saunders Avenue, and runs back 273.6 feet on the northerly line and 258-1 feet on the Southerly line, along the northerly margin of Maplewood Lane, to the westerly right of way of the L&N Railroad, measuring 81.38 feet thereon.

Being the same property conveyed to William Ray Westberry and Joel Craig Westberry, by Quitclaim Deed from Jo Ann Williams Adcock, a single person, reserving a life estate, dated October 27, 1992, and of record in Book 8767, Page 463, Register's Office for Davidson County, Tennessee. See also deeds of record in Book 5308, Page 279, and Book 4480, Page 735, said Register's Office.

This is IMPROVED property known as 4300 Saunders Avenue, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees 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 **15th** day of **August, 2014**.

Walk Ray Westberry

WILLIAM RAY WESTBERRY

Joel Craig Westberry

JOEL CRAIG WESTBERRY

By: Walk Ray Westberry AIF

WILLIAM RAY WESTBERRY, Attorney-in-Fact pursuant to Power of Attorney of record in Instrument No. 20140820-0075815, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE

COUNTY OF WILSON

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

WITNESS my hand and official seal at office **15TH**, day of **August, 2014**.

LISA P. CHANEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 02-13-17

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, WILLIAM RAY WESTBERRY, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, JOEL CRAIG WESTBERRY, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this **15th** day of **August, 2014**.

NOTARY PUBLIC

LISA P. CHANEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 02-13-17

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The actual consideration or value, whichever is greater, for this transfer is $ **75,000.00** .

AFFIANT

Sworn to and subscribed to before me this **15th** day of **August, 2014**.

NOTARY PUBLIC

LISA P. CHANEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 02-13-17