**NEW OWNER:**

John Blackwell
Charles S. Mitchell, Jr.
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:** 14-0542

**Map 072 Group 14-0 Parcel 188.00**

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140061660 DEEDWARR
Recvd: 08/20/14 13:44 3 pgs
Fees:18.00 Taxes:318.20
20140820-0075928

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Eighty-Six Thousand and 00/100 Dollars ($86,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **BILLY J. SHIRLEY, unmarried,** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JOHN BLACKWELL AND CHARLES S. MITCHELL, JR., tenants in common,** ("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:

**Land in Davidson County, Tennessee, Being the Easterly 34 feet front and 50 feet rear of the Northerly 165 feet of Lot No. 40, Plan of H.K. Doak's Subdivision, as of record in Book 332, Page 22, Register's Office for said County, more particularly described according to a survey dated July 28, 1955, by Hickerson and Miller, Engineers-Surveyors, as follows:**

**Beginning at a point in the South Margin of Straightway Avenue, said point being an iron pin located 50 feet East from the Northwest corner of said Lot No. 40; thence East along the South margin of Straightway Avenue, 34 feet to an iron pin located at the Southwest corner of the intersection of Straightway and Chapel Avenues; thence in a Southeasterly direction along the Westerly margin of Chapel Avenue, 37 feet to a point; thence leaving said Chapel Avenue, South 4 deg. West 132.6 feet to a point; thence North 87 deg. West 50 feet to a point; thence North 4 deg. East 165 feet to the point of beginning.**

**Being the same property conveyed to Billy J. Shirley, unmarried, by Warranty Deed from Robert William Steger and Betty Ann Crawley White, under the Will of Leona Frances Crawley, dated March 2, 2007, and of record in Instrument No. 20070305-0027030, Register's Office for Davidson County, Tennessee.**

**This is IMPROVED property known as 1410 Straightway Avenue, Nashville, Tennessee 37206.**

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 August 17, 2014 at 12:00 p.m..

23rd B.J.S. CAW

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 23rd day of **July, 2014**.

Billy J. Shirley

BILLY J. SHIRLEY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office 23rd day of **July, 2014**.

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**********

The actual consideration or value, whichever is greater, for this transfer is $ 86,000.00 .

AFFIANT

Sworn to and subscribed to before me 23rd day of **July, 2014**.

NOTARY PUBLIC

My commission expires: 5-30-17

