BILL GARRETT, Davidson County
Trans:T20140075032 DEEDWARR
Recvd: 10/03/14 15:36 2 pgs
Fees:13.00 Taxes:1109.63
20141003-0092013

Warranty Deed

ANNE MARIE CHANDLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires August 23, 2016	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $299,900.00. Affiant Subscribed and sworn to before me, this the 1st day of October, 2014. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Brandon A. Craig	NEW PENN FINANCIAL	
1067 Zophi Street	4000 CHEMICAL RD. #200	072-06-0-164.00
Nashville, TN 37216	PLYMOUTH MEETING, PA 19462	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CODY BLACKWELL, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRANDON A. CRAIG, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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 Easterly 50 feet of Lot No. 48 on the Revised and Corrected Map of Subdivision of Casper Zophi Place, of record in Plat Book 547, Page 22, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 48 fronts 50 feet on the Northerly side of Zophi Street and runs back 139.7 feet on the Westerly line to the Southerly margin of Thomas Street, measuring 50 feet thereon.

Being the same property conveyed to Kenneth Y. McMillin, unmarried by deed from Billie Byrd, married of record in Instrument No. 20041103-0132155 Register's Office for Davidson County, Tennessee, dated October 19, 2004 and recorded on November 03, 2004.

Being the same property conveyed to Cody Blackwell, unmarried by deed from Kenneth Y. McMillin, married of record in Instrument No. 20130625-0065339 Register's Office for Davidson County, Tennessee, dated June 21, 2013 and recorded on June 25, 2013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1067 Zophi Street, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized 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; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of October, 2014.

Cody Blackwell

STATE OF FLORIDA
COUNTY OF Bay

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Cody Blackwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of October, 2014.

Notary Public

My Commission Expires: 9/26/2016

KAREN NANCE
Notary Public - State of Florida
My Comm. Expires Sep 26, 2016
Commission # EE 838421
Bonded Through National Notary Assn.