WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140075680 DEEDWARR
Recvd: 10/07/14 11:08 2 pgs
Fees:13.00 Taxes:222.00

20141007-0092895

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of October, 2014.

Notary Public

MY COMMISSION EXPIRES: 7-25-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John S. Blackwell	New Owner	07107015100
(NAME)	(NAME)	
319 C E Trinity Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Thomas M. Gomez, an unmarried man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **John S. Blackwell**, hereinafter called the GRANTEE(S), their heirs and/or 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 one-half of Lot No. 11 on the plan of Subdivision of Lots 176-177-178-179 J.B. Haynie's Oriental Plan, as of record in Plat Book 161, Pages 26 and 27, Register's Office for Davidson County, Tennessee. Said part of said Lot No. 11 fronts 50 feet on the northerly side of Trinity Lane, formerly Countess Avenue, and runs back between parallel lines 143.5 feet to an alley.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED THEREFROM is that portion of the aforesaid described property that may have been conveyed to The Metropolitan Government of Nashville and Davidson County, Tennessee for the widening of Trinity Lane.

Being the same property conveyed to Thomas M. Gomez, an unmarried man by Warranty Deed dated 03/26/2004 from Curtis Wheeler, a married man and David Wheeler, a married man of record in Instrument 20040331003593l, Register's Office for Davidson County, Tennessee.

This conveyance is subject to All matters as set forth on the plat of record in Plat Book 161, Page 26 and Plat Book 161, page 27, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 319 C E Trinity Lane, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01291-11443
SMG TN Warranty Deed

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), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or 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 3rd day of October, 2014.

Thomas M. Gomez

State of Tennessee
County of Williamson

Personally appeared before me Thomas M. Gomez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 3rd day of October, 2014.

Notary Public: Chris Jackson
My Commission Expires: May 16, 2015

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067