NEW OWNER:

Sean Cahanding
1314 Chester Avenue
Nashville, TN 37206

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: 14-0821

Part of Map 072 Group 14-0 Parcel 317.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140079639 DEEDWARR
Recvd: 10/22/14 11:41 2 pgs
Fees:13.00 Taxes:1109.63
20141022-0097462

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Ninety-Nine Thousand Nine Hundred and 00/100 Dollars ($299,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JOHN BLACKWELL** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **SEAN CAHANDING** ("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:

Land in Davidson County, Tennessee, being Lot No. 23 of Block "B" on the Map of a Subdivision of Belle Forest No. 2, as of record in Plat Book 843, Page 94, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being part the same property conveyed to John Blackwell, by Warranty Deed from James Brown and Deborah Brown n/k/a Deborah Brandon, dated December 17, 2013, and of record in Instrument No. 20140128-0007785. See also Final Decree Confirming Sale of record in Instrument No. 20031230-0184111, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 1314 Chester Avenue, Nashville, Tennessee 37206.

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 10th day of **October, 2014**.

JOHN BLACKWELL

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JOHN BLACKWELL, 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 10th day of **October, 2014**.

BRITTANY T. DUGAS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 4-25-16

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The actual consideration or value, whichever is greater, for this transfer is $ 299,900.00 .

Codesta Thomas
AFFIANT

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

LISA RIPLEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY NOTARY PUBLIC

My commission expires: 5/22/17