WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140092324 DEEDWARR
Recvd: 12/10/14 10:53 2 pgs
Fees:13.00 Taxes:184.63
20141210-0113033

R-VRES-14-0

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $49,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES 5-16

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John S. Blackwell	**Same as New Owner**	
(NAME) **602 Regent Park Drive**	(NAME)	**71-7-133.00 & 71-7-134.00**
(ADDRESS) **Mt. Juliet, TN 37122**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JAMES R. GARDNER, MARRIED AND SHIRLEY GARDNER, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOHN S. BLACKWELL,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lots 35 and 36, MAP OF J.B. HAYNIES ORIENTAL SUBDIVISION, as shown on plat of record in Plat Book 161, Pages 26 and 27, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Affidavit of Heirship as recorded on the 9th day of August, 2012 in Instrument No. 20120809-0071314 (as to Lot 35) and Affidavit of Heirship as recorded on the 9th day of August, 2012 in Instrument No. 20120809-0071312 (as to Lot 36), and Order in the Chancery Probate Court for Sumner County, Tennessee, Docket No. 2014PR-463, of record in Instrument No. 20141126-0109005, in the Register's Office of Davidson County, Tennessee (as to the interest of Shirley A. Gardner).

The above-described property has never been the primary or marital residence of grantor James R. Gardner.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter.
- Plat of J.B. HAYNIES ORIENTAL SUBDIVISION, as recorded in Plat Book 161, Page(s) 26 and 27, said Register's Office.
- Order of record in Inst. No. 20141126-0109005, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **0 Prince Avenue, Nashville, Tennessee 37207**.

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 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 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/our hand(s) this the 3rd DAY OF DECEMBER, 2014.

James R. Gardner

Shirley Gardner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 3rd of December, 2014.

Notary Public
My Commission Expires:
(SEAL)

RYAN LUX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 3rd of December, 2014.

Notary Public
My Commission Expires:
(SEAL)

RYAN LUX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212