NEW OWNER:

Leticia R. Abernathy
4300 Saunders Avenue
Nashville, TN 37216

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: 14-1135

Map 061 Group 06-0 Parcel 046.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20150006156 DEEDWARR
Recvd: 01/26/15 11:48 3 pgs
Fees:18.00 Taxes:684.13
20150126-0007275

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Eighty-Four Thousand Nine Hundred and 00/100 Dollars ($184,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JOHN BLACKWELL AND KIMBEL LEA** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **LETICIA R. ABERNATHY, unmarried** ("Grantee"), her 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:

Being Lot No. 139 on the Map of Section One, Gra-Mar Acres, as of record in Book 2133, Page 27, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 139 fronts 80 feet on the easterly side of Saunders Avenue, and runs back 273.6 feet on the northerly line and 258-1 feet on the Southerly line, along the northerly margin of Maplewood Lane, to the westerly right of way of the L&N Railroad, measuring 81.38 feet thereon.

Being the same property conveyed to John Blackwell and Kimbel Lea, by Warranty Deed from William Ray Westberry and Joel Craig Westberry, dated August 15, 2014, and of record Instrument No. 20140820-0075816, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 4300 Saunders Avenue, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors 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, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 23rd day of **January, 2015**.

JOHN BLACKWELL

KIMBEL LEA

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 AND KIMBEL LEA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 23rd day of **January, 2015**.

NOTARY PUBLIC

My commission expires:

ERIKA PILAND
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-10-2018

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The actual consideration or value, whichever is greater, for this transfer is $ **184,900.00** .

AFFIANT

Sworn to and subscribed to before me 23rd day of **January, 2015**.

NOTARY PUBLIC

My commission expires:

