**NEW OWNER:**

John Blackwell
1113 Pennock Avenue
Nashville, TN 37207

**THIS INSTRUMENT PREPARED BY:**

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

**SEND TAX BILLS TO:**

John Blackwell
3080 Leeville Pike
Lebanon, TN 37090

**FILE NO:** 15-0005

**Map 082 Group 03-0 Parcel 320.00**

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20150008399 DEEDWARR
Recvd: 02/03/15 10:39 2 pgs
Fees:13.00 Taxes:407.00
20150203-0009940

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Ten Thousand and 00/100 Dollars ($110,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **BRYANT L. BERGERON** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JOHN BLACKWELL** ("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:

**Being Lot No. 33,Crutcher Brother's Plan, and of record in Book 161, Page 158, Register's Office, Davidson County, Tennessee.**

**Being the same property conveyed to Bryant L. Bergeron and wife. Stephanie L. Bergeron, as tenants by the entirety, by Warranty Deed from Stephen F. Meade and wife, Sandra J. Meade, dated June 29, 1989, and of record in Book 7882, Page 770, Register's Office for Davidson County, Tennessee. Stephanie L. Bergeron passed away on July 18, 2010, and had remained married to Bryant L. Bergeron, without intervening legal separation or divorce, from the time of acquisition of this property until her passing, thereby vesting title in Bryant L. Bergeron as surviving tenant by the entirety.**

**This is IMPROVED property known as 1113 Pennock Avenue, Nashville, Tennessee 37207.**

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 30th day of **January, 2015**.

BRYANT L. BERGERON

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, BRYANT L. BERGERON, 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 30th day of **January, 2015**.

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

NOTARY PUBLIC

My commission expires:

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The actual consideration or value, whichever is greater, for this transfer is $ 110,000.00 .

AFFIANT

Sworn to and subscribed to before me 29th day of **January, 2015**.

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

NOTARY PUBLIC

My commission expires: