NEW OWNER:

John Blackwell
3207 Coney Street
Nashville, TN 37216

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: 14-1008

Map 072 Group 02-0 Parcel 003.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20150008406 DEEDWARR
Recvd: 02/03/15 10:44 2 pgs
Fees:13.00 Taxes:358.90
20150203-0009953

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Ninety-Seven Thousand and 00/100 Dollars ($97,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **WALLACE M. WAUFORD, unmarried** ("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. 79 on the Map of Maynor Place, of record in Plat Book 843, Page 24, Register's Office for Davidson County, Tennessee.

Said Lot No. 79 fronts 60 feet on the westerly side of Coney Street and runs back 305 feet on the northerly line and 367 feet on the southerly line to the easterly margin of the right-of-way of the L & N Railroad and measures 86 ½ feet thereon.

BEING the same property conveyed to Wallace M. Wauford, by Warranty Deed from Lola Waggoner, a widow, dated April 5, 2002, and of record Instrument No. 20020408-0042541, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 3207 Coney Street, Nashville, Tennessee 37216.

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 29th day of **January, 2015.**

Wallace M. Wauford
WALLACE M. WAUFORD

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, WALLACE M. WAUFORD, 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 29th day of **January, 2015.**

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

Erika Piland
NOTARY PUBLIC

My commission expires: _____

****

The actual consideration or value, whichever is greater, for this transfer is $ 97,000.00 .

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

Erika Piland
NOTARY PUBLIC

My commission expires: _____