NEW OWNER:

John Blackwell
3080 Leeville Pk
Lebanon, TN 37087

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: 14-1092

Map 072 Group 11-0 Parcel 172.0

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20150011003 DEEDWARR
Recvd: 02/12/15 10:08 2 pgs
Fees:13.00 Taxes:407.00
20150212-0012944

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, **JOYCE TAYLOR** ("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:

Land in Davidson County, Tennessee, Being Lot No. 18 on the plan of Montgomery Heights, and of record in Plat Book 332, Page 47, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Joyce Taylor, unmarried, by Warranty Deed from Ramona Taylor, Kevin Taylor, Morgan Taylor, Marian Robertson and Christopher Halliburton, dated November 27, 2009, and of record Instrument No. 20100202-0008323, Register's Office for Davidson County, Tennessee. Also see deed recorded in Book 4290, Page 838, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 1423 Monetta 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, 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 20th day of **January, 2015**.

Joyce Taylor
JOYCE TAYLOR

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JOYCE TAYLOR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of **January, 2015**.

BRITTANY T. DUGAS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 7-25-16

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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 _____ day of **January, 2015**.

BRITTANY T. DUGAS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 7-25-16