Return To: 15-0094
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NEW OWNER:

Jenna E. Miske
1231 Lischey 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:

New Owner

FILE NO: 15-0142

Map 071 Group 15-0 Parcel 471.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20150022859 DEEDWARR
Recvd: 03/30/15 10:58 2 pgs
Fees:13.00 Taxes:740.00
20150330-0026955

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Thousand and 00/100 Dollars ($200,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JOHN BLACKWELL** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JENNA E. MISKE** ("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:

Lot No. 24 on the plan of Richardson's Addition to East Nashville, as of record in Plat Book 161, Page 5, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description of said lot.

BEING the same property conveyed to John Blackwell, by Warranty Deed from Louise S. Whitaker, widow, dated June 20, 2014, and of record Instrument No. 20140717-0063367, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 1231 Lischey 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, her 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 13th day of **March, 2015**.

JOHN BLACKWELL

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, 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 13th day of **March, 2015**.

NOTARY PUBLIC

My commission expires:

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

****

The actual consideration or value, whichever is greater, for this transfer is $ **200,000.00** .

AFFIANT

Sworn to and subscribed to before me 13 day of **March, 2015**.

NOTARY PUBLIC

My commission expires: 3-7-16

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES: