NEW OWNER:

John Blackwell
3080 Leeville Pike
Lebanon, TN 37090

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: 15-0226

Map 071 Group 07-0 Parcel 135.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20150029978 DEEDWARR
Recvd: 04/21/15 10:33 2 pgs
Fees:13.00 Taxes:140.60
20150421-0035397

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Thirty-Eight Thousand and 00/100 Dollars ($38,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **THOMAS WARREN** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JOHN S 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 the westerly one-half of Lot No. 34 on the Plan of Haynie's Oriental Plan, of record in Book 161, Pages 26 and 27, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 34 fronts 50 feet on the South side of Prince Street and runs back between parallel lines 140 feet to an alley in the rear on which it measures 50 feet thereon.

Being the same property conveyed to Thomas Warren, by Warranty Deed from Richard E. Driver, dated May 29, 2002, and of record in Instrument No. 20020618-0073514, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 218 Prince 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 **April 20, 2015**.

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 **17th** day of **April, 2015**.

Thomas Warren
THOMAS WARREN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, THOMAS WARREN, 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 **17th** day of **April, 2015**.

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

Erika Piland
NOTARY PUBLIC

My commission expires

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The actual consideration or value, whichever is greater, for this transfer is $ **38,000.00** .

AFFIANT

Sworn to and subscribed to before me **17th** day of **April, 2015**.

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

Erika Piland
NOTARY PUBLIC

My commission expires