WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150049558 DEEDWARR
Recvd: 06/22/15 11:15 2 pgs
Fees:13.00 Taxes:1332.00
20150622-0059387

R-VRES-15-301-305

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JUNE, 2015.

Jessica N. Brooks
Notary Public

MY COMMISSION EXPIRES: 6-13-17
(AFFIX SEAL)

JESSICA N. BROOKS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John Blackwell	**Same as New Owner**	
(NAME)	(NAME)	
3080 Leeville Pike		**MAP 71-7; PARCELS 144.00, 145.00, AND 241.00**
(ADDRESS)	(ADDRESS)	
Lebanon, TN 37087		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JAMES R. GARDNER, MARRIED, AND SHIRLEY A. GARDNER, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOHN BLACKWELL,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Property known as 301 E. Trinity Lane, Nashville, Davidson County, Tennessee. Being the East half of Lot No. 17 on the Map of J. B. Haynie's Oriental Subdivision, as of record in Book 161, Pages 26 and 27, Register's Office for Davidson County, Tennessee. Said East half of Lot No. 17 fronts 50 feet on the North side of Countess Street and runs back between parallel lines 146 feet, more or less, to an alley in the rear and shows 50 feet on said alley. (M/P 71-7-144.00)

And Property known as 305 E. Trinity Lane, Nashville, Davidson County, Tennessee. Being Lot No. 15 on the Map of J. B. Haynie's Oriental Subdivision, as of record in Book 161, Pages 26 and 27, Register's Office for Davidson County, Tennessee. Said Lot No. 15 fronts 100 feet on the North side of Countess Street and runs back 146 feet on the West line and 145 feet on the East line, to an alley in the rear on which it measures 100 feet. (M/P 71-7-145.00)

And property known as 305 E. Trinity Lane, Nashville, Davidson County, Tennessee. Being Lot No. 16 on the Map of J. B. Haynie's Oriental Subdivision, as of record in Book 161, Pages 26 and 27, Register's Office for Davidson County, Tennessee. Said Lot No. 16 fronts 100 feet on the North side of Countess Street and runs back 146 feet on the West line and 145 feet on the East line, to an alley in the rear on which it measures 100 feet. (M/P 71-7-241.00)

Being the same property conveyed to Mary Y. Gardner, married, by Warranty Deed of record in Deed Book 5360, Page 913, Register's Office for Davidson County, Tennessee (as to Lot 17); and to John G. Gardner, Jr., and wife, Mary E. Gardner, by Warranty Deed of record in Deed Book 1516, Page 387, said Register's Office (as to Lot 15); and to John G. Gardner, Jr., by Quitclaim Deed from Mary E. Gardner, of record in Deed Book 5125, Page 580, said Register's Office (as to Lot 16).

Further being part of the same property conveyed by Affidavit of Heirship as recorded on the 9th day of August, 2012, in Instrument No. 20120809-0071315 (as to Lot 17); and Affidavit of Heirship as recorded on the 9th day of August, 2012, in Instrument No. 20120809-0071311, and Affidavit of Correction in Instrument No. 20120828-0077497 (as to Lot 15); and Affidavit of Heirship as recorded on the 9th day of August, 2012, in Instrument No. 20120809-0071313 (as to Lot 16); and Order in the Chancery Probate Court for Sumner County, Tennessee, Docket No. 2014PR-463, of record in Instrument No. 20141126-0109005, in the Register's Office of Davidson County, Tennessee (as to the interest of Shirley A. Gardner, as to Lots 17, 15 and 16).

The above-described property has never been the primary or marital residence of either grantor herein.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter.
- Plat of J. B. HAYNIE'S ORIENTAL SUBDIVISION, as recorded in Plat Book 161, Page(s) 26 and 27, said

Register's Office.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **301 and 305 E Trinity Lane, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 16th DAY OF JUNE, 2015.

James R. Gardner

Shirley A. Gardner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES R. GARDNER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of June, 2015.

Notary Public
My Commission Expires: 3/6/18
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHIRLEY A. GARDNER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of June, 2015.

Notary Public
My Commission Expires: 3/6/18
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212