NEW OWNER:

TBC Development, LLC
1516 Winterberry Dr.
Murfreesboro, TN 37130

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 15-0813

Map 071 Group 07-0 Parcel 135.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans: T20150075683 DEEDWARR
Recvd: 09/04/15 11:11 3 pgs
Fees: 18.00 Taxes: 192.40
20150904-0090382

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Fifty-Two Thousand and 00/100 Dollars ($52,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JOHN S. BLACKWELL**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **TBC DEVELOPMENT, LLC** ("Grantee"), its 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.

It is agreed that a 1985 Casablanca 14x80 Mobile Home, Ser. #1C11A0435 is part of the real estate described herein.

BEING the same property conveyed to John S. Blackwell, by Warranty Deed from Thomas Warren, dated April 17, 2015, and of record in Instrument No. 20150421-0035397, 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, its 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 31st day of **August, 2015**.

John S. Blackwell
JOHN S. BLACKWELL
By: Kimbel Mengelberg, Attorney in fact
Kimbel Mengelberg, Attorney-in-Fact
Pursuant to Power of Attorney of Record
ROWCT, Book _____, Page _____.

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid KIMBEL MENGELBERG, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of, and as attorney-in-fact for, JOHN S. BLACKWELL, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of **August, 2015**.

Erika Piland
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 $ **52,000.00** .

AFFIANT

Sworn to and subscribed to before me this 31 day of **August, 2015**.

NOTARY PUBLIC

My commission expires: 3-20-18

ANDREA R. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
SEVIER COUNTY