NEW OWNER:

Brandon Jay Velasquez
Katherine Ruth Velasquez
3207 Coney Street
Nashville, TN 37216

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: 15-0937

The actual consideration or value, whichever is greater, for this transfer is $ **330,000.00** .

Shannon Miller
AFFIANT

Sworn to and subscribed to before me this 3 day of **September, 2015.**

My commission expires: 6-30-19

NOTARY PUBLIC

Map 003.00 Parcel 072.02

Space for Recorder's Stamp

Davidson County DEEDWARR
Recvd: 09/08/15 11:54 3 pgs
Fees:18.00 Taxes:1221.00
20150908-0091027

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Thirty Thousand and 00/100 Dollars ($330,000.00)** 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 **BRANDON JAY VELASQUEZ AND KATHERINE RUTH** BENTLEY ("Grantees"), their 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:

Said Lot No. 79 fronts 60 feet on the westerly side of Coney Street and runs back 305 feet on the northerly line and 367 feet on the southerly line to the easterly margin of the right-of-way of the L & N Railroad and measures 86 ½ feet thereon.

BEING the same property conveyed to John Blackwell, by Warranty Deed from Wallace M. Wauford, unmarried, dated January 29, 2015, and of record in Instrument No. 20150203-0009953, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 3207 Coney Street, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees 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 3rd day of **September, 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 this 3rd day of **September, 2015**.

Jessica N. Brooks

NOTARY PUBLIC

My commission expires: 6-13-17

JESSICA N. BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, April G Nichols, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

April G Nichols
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Destiny S. Holmes a notary public for this county and state, APRIL G. NICHOLS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Destiny S Holmes
Notary's Signature

My Commission Expires: 07.02.2018
Notary' Seal (if on paper)

