**RECORD AND RETURN TO:**
SolomonParks Title & Escrow, LLC
305-B Indian Lake Boulevard #220
Hendersonville, TN 37075

**NEW OWNER:**

Candida Lynne Boggs
Leta Riemenschneider
2115 Cahal Avenue
Nashville, TN 37206

**SEND TAX BILLS TO:**

New Owner

Map 072 Group 15-0-B Parcel 006.00CO

**THIS INSTRUMENT PREPARED BY:**

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

**FILE NO:** 15-0972

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20150086986 DEEDWARR
Recvd: 10/13/15 10:00 2 pgs
Fees:13.00 Taxes:835.83
20151013-0103940

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Twenty-Five Thousand Nine Hundred and 00/100 Dollars** ($225,900.00) cash in hand paid, the receipt of which is hereby acknowledged, **JOHN BLACKWELL, married** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **CANDIDA LYNNE BOGGS and wife, LETA RIEMENSCHNEIDER** ("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:

**Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. Unit 1514-B, as specified on the Plat shown in the Master Deed, on the Plan of Eastwood Village, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Eastwood Village, of record in Instrument No. 20071226-0147470, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Units, as set forth in said Master Deed. Reference is hereby made to the plan of Eastwood Village, for placement of Units, as shown on Exhibit "A" to the Master Deed of record in Instrument No. 20071226-0147470, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Units.**

**BEING part of the same property conveyed to John Blackwell, by Quitclaim Deed from Frank Bryant, dated February 20, 2013, and of record in Instrument No. 20130306-0022394, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Frank Bryant by Quitclaim Deed from Christopher Flowers and wife, Yocia Flowers, dated February 20, 2013, and of record in Instrument No. 20130306-0022393, Register's Office for Davidson County, Tennessee.**

**This is IMPROVED property known as 2115 Cahal Ave, Nashville, Tennessee 37206.**
**The above described property is not and has never been the primary residence of the Grantor.**

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 3rd day of **October, 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 **October, 2015**.

NOTARY PUBLIC

My commission expires: 6-13-17

JESSICA N. BROOKS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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**STATE OF TENNESSEE COUNTY OF SUMNER**

The actual consideration or value, whichever is greater, for this transfer is $ 225,900.00 .

AFFIANT

Sworn to and subscribed to before me this 6th day of **October, 2015**.

NOTARY PUBLIC

My commission expires: 1-26-16

CHRISTE ENDSLEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY