**NEW OWNER:**

John Blackwell
3080 Leeville Pike
Lebanon, TN 30790

**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:** 15-1115

Map 071 Group 11-0 Parcel 115.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20150099884 DEEDWARR
Recvd: 11/24/15 11:02 2 pgs
Fees:13.00 Taxes:466.20
20151124-0119049

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Twenty-Six Thousand and 00/100 Dollars** (**$126,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **CATOSHA D. PRIMM**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JOHN 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:

**Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 35 on the Plan of Trinity Heights Addition, of record in Book 161, Page 38, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.**

**BEING the same property conveyed to Catosha D. Primm, by Warranty Deed from Carl R. McWhirter and wife, Mary C. McWhirter, dated May 28, 1999, and of record in Book 11506, Page 379, Register's Office for Davidson County, Tennessee.**

**This is IMPROVED property known as 321 Marshall Street, 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 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 20th day of **November, 2015**.

CATOSHA D. PRIMM

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, CATOSHA D. PRIMM, 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 20th day of **November, 2015**.

NOTARY PUBLIC

MATTHEW C. KING STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 7-01-2019

**********

The actual consideration or value, whichever is greater, for this transfer is $ 126,000.00 .

AFFIANT

Sworn to and subscribed to before me this 20th day of **November, 2015**.

NOTARY PUBLIC

MATTHEW C. KING STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 7-01-2019