NEW OWNER:

Travis Morgan Wilson
Erica Halliman
1507 Cahal Avenue
Nashville, TN 37206

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: 15-1247

Map 072 Group 14-0 Parcel 246.01

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20160006667 DEEDWARR
Recvd: 01/26/16 10:33 3 pgs
Fees:18.00 Taxes:850.63
20160126-0007351

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Twenty-Nine Thousand Nine Hundred and 00/100 Dollars** ($**229,900.00**) cash in hand paid, the receipt of which is hereby acknowledged, **JOHN BLACKWELL, married, AND ANDREW DICKER, married,** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **TRAVIS MORGAN WILSON AND ERICA HALLIMAN, husband and wife,** ("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:

Land in Davidson County, Tennessee, being the east part of Lot C on the Plat on J.W. Napier's Tract in the 11th , old 18th Civil District, being a Subdivision of part of the Old Cahal Property, not of record, described as follows:

Beginning at a point in the north margin of Cahal Avenue, 206-feet east from the southeast corner of said J.W. Napier's Original Home Tract; thence with the margin of said Avenue south 86- ½ ° east 50 feet to a point; thence north 1- ½ ° east 273 ½ ° feet to the north line of Cahal Lands; thence with said line, north 86- ½ ° west 50 feet to a point, which is 50 feet east from J.S. Kirkpatrick's northeast corner; thence south 1- ½ ° west, parallel to Kirkpatrick's east line 273- ½ feet to the beginning.

BEING the same property conveyed to John Blackwell and Andrew Dicker, by Warranty Deed from William C. Beck, dated August 25, 2015, and of record Instrument No. 20150828-0087579,

Register's Office for Davidson County, Tennessee. This property is not the principal residence of said grantor, nor is it the principal residence of any spouse of said grantor.

This is IMPROVED property known as 1507 Cahal Avenue, Nashville, Tennessee 37206.

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.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors 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, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 21st day of **January, 2016**.

JOHN BLACKWELL

ANDREW DICKER

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 AND ANDREW DICKER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of **January, 2016**.

NOTARY PUBLIC

My commission expires:

ERIKA PILAND
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-10-2018

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The actual consideration or value, whichever is greater, for this transfer is $ **229,900.00** .

AFFIANT

Sworn to and subscribed to before me this 21st day of **January, 2016**.

NOTARY PUBLIC

My commission expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY