NEW OWNER:

John S. Blackwell
Andrew Dicker
3080 Leeville Pike
Lebanon, TN 37090

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: 16-0034

Map 81 Group 11 Parcel 506.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20160006793 DEEDWARR
Recvd: 01/26/16 13:23 2 pgs
Fees:13.00 Taxes:148.00
20160126-0007484

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Forty Thousand and 00/100 Dollars** ($40,000.00) cash in hand paid, the receipt of which is hereby acknowledged, **KENNETH JENKINS** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JOHN S. BLACKWELL AND ANDREW DICKER, tenants in common** ("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:

A tract or parcel of land situated in Davidson County, Tennessee described as follows, to-wit:

The North 30ft of Lot 200 on the Map of D.T. McGavock and Others Addition, as of record in Book 21, Page 41, in the Register's Office for Davidson County, Tennessee. Said part of Lot 200 fronts 30 ft on the Easterly side of 14th Avenue North (formerly Alberta Avenue) and extends back between parallel lines 170 ft, more or less, to an alley.

BEING the same property conveyed to Kenneth Jenkins, by Special/Limited Warranty Deed from Federal Home Loan Mortgage Corporation, dated July 14, 2009, and of record in Instrument No. 20090721-0068085, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 1632 14th Avenue North, Nashville, Tennessee 37208.

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 25th day of **January, 2016**.

KENNETH JENKINS

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, KENNETH JENKINS, 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 25th day of **January, 2016**.

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

NOTARY PUBLIC

My commission expires: _____

****

The actual consideration or value, whichever is greater, for this transfer is $ 40,000.00 .

AFFIANT

Sworn to and subscribed to before me this 25th day of **January, 2016**.

NOTARY PUBLIC

My commission expires: _____

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