WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. MS-2347

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 15126196

BILL GARRETT, Davidson County
Trans:T20160010117 DEEDWARR
Recvd: 02/05/16 12:38 2 pgs
Fees:13.00 Taxes:1313.50
20160205-0011454

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual ~~consideration or~~ value, whichever is greater, for this transfer is: $355,000.00

Affiant

Subscribed and sworn to before me, this 1st day of February, 2016.

Notary Public
My Commission Expires: _____

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires OCT. 18, 2016

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sadiq Alward	SWBC Mortgage Corp	Tax Parcel ID No.
1405 Ramble Hill Circle	9311 San Pedro #100	172-14-A 55.00CO
Nashville TN 37211-8530	San Antonio, TX 78216	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas Blackwell and Robin Blackwell, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sadiq Alward, ~ married man** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 2, WEXFORD DOWNS, SECTION TWO, as shown on plat of record in Plat Book 9700, Pages 593 and 594, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Thomas Blackwell and wife, Robin Blackwell by Warranty Deed from Lavern Fross and wife, Iva Fross, recorded on the 3rd day of May, 2007 in Instrument No. 20070503-0052835, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEXFORD DOWNS, SECTION TWO, as recorded in Plat Book 9700, Page(s) 593 and 594.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 10292, Page 51.

This is improved property located at 1405 Ramble Hill Circle Nashville TN 37211-8530

This instrument is executed on behalf of Thomas Blackwell by Will Chapman pursuant to a Power of Attorney executed by Thomas Blackwell on January 21, 2016 of record in Instrument No. 20160205-0011452, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Robin Blackwell by Will Chapman pursuant to a Power of Attorney executed by Robin Blackwell on January 27, 2016 of record in Instrument No. 20160205-0011453, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of February, 2016.

Thomas Blackwell
by _____, Attorney in Fact
Thomas Blackwell by Will Chapman
Attorney in Fact

Robin Blackwell
by _____, Attorney in Fact
Robin Blackwell by Will Chapman
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Will Chapman, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Thomas Blackwell and Robin Blackwell, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 1st day of February, 2016.

J Anderson
Notary Public

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018