NEW OWNER:

Christy Blackwell
3080 Leeville Pike
Lebanon, TN 37090

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: 16-0083

Map 043 Group 13 Parcel 138.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20160012574 DEEDWARR
Recvd: 02/16/16 12:37 3 pgs
Fees:18.00 Taxes:148.00
20160216-0014370

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, **DAVID ROSEBERRY, unmarried, AND NAZRETH ROSEBERRY, married,** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **CHRISTY BLACKWELL, married** ("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:

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

Being Lot No. 3 on the Map of the Subdivision of Tract No. One Forest Park Acreage Tracts, as shown of record in Plat Book 843, Page 81, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to David Roseberry, an unmarried man and Nazreth Roseberry, a married man, as joint tenants with the right of survivorship, by Quitclaim Deed from Richard G. Spurlock, an unmarried man, dated April 27, 2009, and of record Instrument No. 20090429-0038446, Register's Office for Davidson County, Tennessee. See also Warranty

Deed of record in Instrument No. 20061113-0140644, 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 513 East Maple Street, Madison, Tennessee 37115.

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.

GRANTORS covenant with said Grantee 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 12th day of **February, 2016**.

DAVID ROSEBERRY

NAZRETH ROSEBERRY

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, DAVID ROSEBERRY AND NAZRETH ROSEBERRY, 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 12th day of **February, 2016**.

NOTARY PUBLIC

My commission expires: _____

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

****

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

AFFIANT

Sworn to and subscribed to before me this 12th day of **February, 2016**.

NOTARY PUBLIC

My commission expires: 7-01-19

MATTHEW C. KING
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY