BILL GARRETT, Davidson County
Trans:T20160013922 DEEDWARR
Recvd: 02/19/16 12:51 2 pgs
Fees:13.00 Taxes:379.25

20160219-0016019

WARRANTY DEED

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$102,500.00.**

Affiant

Subscribed and sworn to before me, this the 12th day of February, 2016.

Notary Public

My commission expires: 06.19.2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows: **Tonya Blackwell**	Send Tax Bills To:	Map-Parcel Numbers **Map 150-02-0 Parcel 510-00**
3081 Brantley Drive	New owner	
Antioch, Tennessee 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Pamela J. Gaines and David A. Fagan, wife and husband, as tenants by the entirety

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tonya Blackwell

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 171-B, Zone Lot Division Lot 171-Resubdivision of Lots 170, 171 and 172, of Harbor Gate, Section 2, Revised of record in Plat Book 6200, Page 629 and amended in Book 8250, Page 448, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Pamela J. Gaines and David A. Fagan, wife and husband, as tenants by the entirety, by Deed dated August 21, 1995 from Steven N. Taylor, unmarried, of record in Book 9770, Page 226, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of David A. Fagan, pursuant to a Power of Attorney executed by same on the _____ day of February, 2016, of record in Instrument No. 20160219-0016018 -, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 8250, Page 448, revising Plat Book 6200, Page 629, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 5300, Page 909, Book 5904, Page 79, and in Book 6434, Page 753, Register's Office for Davidson County, Tennessee. (3) Restrictive Covenants contained in instrument of record in Book 6366, Page 494, and in Book 8250, Page 448, Register's Office for Davidson County, Tennessee. (4) Right of way for construction of pipeline from Herschel Hearn and wife, to Gulf Interstate Gas Co., said rights to said Agreement being conveyed to Columbia Gulf Transmission Co., by instrument of record in Book 2875, Page 299, Register's Office for Davidson County, Tennessee, together with possible right to install multiple and additional lines from time to time together with possible rights of access and maintenance, specific reference to said instrument being here made for the pertinent data, relating to the to the rights and interest therein contained. Partial Release from ROW agreement granted in instrument of record in Book 4438, Page 703, Register's Office for Davidson County, Tennessee and Book 5780, Page 952, said Register's Office. (5) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (_x___) Unimproved (____) property, known as **3081 Brantley Drive, Antioch, Tennessee 37013**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **12th** day of **February, 2016.**

Pamela J Gaines

Pamela J. Gaines

David A. Fagan by Pamela J Gaines

David A. Fagan by Pamela J. Gaines, Attorney-in-Fact

Atty in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Pamela J. Gaines,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **12th** day of **February, 2016.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2/13/17

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this **12th** day of **February, 2016,** before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Pamela J. Gaines**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **David A. Fagan** and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **David A. Fagan**, for the purpose therein contained, by signing the name of **David A. Fagan,** by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **12th** day of **February, 2016.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2/13/17