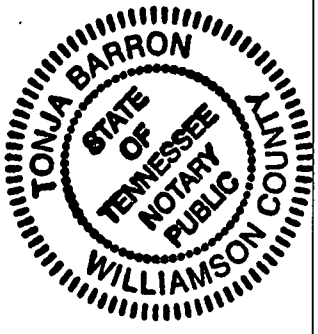
RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-30021



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $157,500.00.

Affiant

Subscribed and sworn to before me, this 29th day of February, 2016.

Notary Public

My commission expires: 10/30/16

BILL GARRETT, Davidson County
Trans:T20160017259 DEEDWARR
Recvd: 03/02/16 13:44 2 pgs
Fees:13.00 Taxes:582.75
20160302-0020027

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
547 N Mt. Juliet Road, Suite 200, Mt. Juliet, TN 37122

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Michael Blackmon	Michael Blackmon	086-07-0-148.00
1213 Jacksons Hill Rd	1213 Jacksons Hill Rd	
Hermitage, TN 37076-2883	Hermitage, TN 37076-2883	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

James R. Cobb and wife, Annette H. Cobb

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Michael Blackmon, a single person

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 113A on the Plan of Final P.U.D., Resubdivision of Lots 75, 76, 77, 112, 113 & 114, Phase II, Jackson's Retreat of record in Plat Book 6250, Page 194, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 113A fronts 63.24 feet on the Southerly margin of Jackson's Hill Road and extends 192.47 feet on the Westerly line and 119.43 feet on the Easterly line to a broken line in the rear measuring 119.81 feet thereon.

Being the same property conveyed to James R. Cobb and wife, Annette H. Cobb by Warranty deed from Randall Phillips Builders, Inc. of record in Book 6589, page 694, Register's Office for Davidson County, Tennessee, dated June 21, 1985 and recorded on June 24, 1985.

This is ☐ improved ☐ unimproved property known as **1213 Jacksons Hill Rd, Hermitage, TN 37076-2883.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 29th day of February, 2016.

James R. Cobb
by Angela C. Bolton, Attorney in Fact

Annette H. Cobb
by Angela C. Bolton, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the aforesaid, personally appeared **Angela C. Bolton**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of **James R. Cobb and Annette H. Cobb** for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for **James R. Cobb and Annette H. Cobb,** and is authorized by **James R. Cobb and Annette H. Cobb** to execute this instrument on his/her behalf.

Witness my hand and official seal this 29th day of February, 2016.

Notary Public
My Commission Expires: 5-20-19

JESSICA GRAHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 05-20-2019

SolomonParks File No. 416013

SP 11/2015