BILL GARRETT, Davidson County
Trans:T20160039123 DEEDWARR
Recvd: 05/11/16 09:21 2 pgs
Fees:13.00 Taxes:177.60
20160511-0046646

Return To.

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1564

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jesse L. Crite, Jr. Robbie G. Crite 9417 Park Hunt Court Springfield, VA 22159	New Owner	48-205.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $48,000.00

Jesse L Crite Jr
Affiant

Subscribed and sworn to before me, this the 10th day of May, 2016.

J.M. Corriveau
Notary Public

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

My Commission Expires: _____
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Linda Blackman, Marlow Martin Blackman, Chase Clarence Blackman and Daryl Donnell Blackman, being all of the legal heirs at law for Charles Blackman, deceased,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jesse L. Crite, Jr. and Robbie G. Crite, husband and wife,** 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. 2-B as shown on the Final Plat Re-Subdivision of Lot 2-B of the Rolston–Blackman Land, of record in Instrument No. 20160421-0038885, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

And further described as follows, to-wit:

Land in the 13th, formerly the 23rd Civil District of Davidson County, Tennessee, being Tract No. 2-B, according to the survey of Barry, Greer & Associates dated November 10, 1978, described as follows:

Beginning at a point in the north margin of Stevens Lane, said point being the southeast corner of Tract No. 2-A; thence with the east line of Tract No. 2-A north 16 deg. 42' west 968.02 feet to a point, said point being the northeast corner of Tract No. 2-A; thence south 27 deg. 29' east 1020 feet to a marked tree; thence south 1 deg. 5' east 30.57 feet to a point in the north margin of Stevens Lane; thence with said north margin of Stevens Lane south 88 deg. 55' west 42.44 feet to a point; thence continuing with said margin of Stevens Lane and with a curve having a radius of 956.80 feet in a westerly direction a distance of 151.13 feet to the point of beginning.

Being the same property conveyed to Charles Blackman by Quitclaim Deed from Emje S. Rolston and wife, Frankie Rolston, dated May 17, 1979, recorded September 12, 1979, of record in Book 5497, page 479, Register's Office for Davidson County, Tennessee, and further, being a portion of the property conveyed to Charles Blackman by Quitclaim Deed from Emje Rolston and wife, Frankie Rolston, dated July 8, 1979, recorded July 10, 1979, of record in Book 5462, page 527, Register's Office for Davidson County, Tennessee. The said Charles Blackman having since died intestate on January 27, 2014, property passing to his heirs-at-law: Linda Blackman; Marlow

Martin Blackman; Chase Clarence Blackman; and Daryl Donnell Blackman, as attested to in Affidavit of Heirships of record in Instrument No. 20160419-0037787 & in Instrument No. 20160419-0037788, said Register's Office.

This is unimproved property located at: **3860 Stevens Lane, Nasville, TN 37218**

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with 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. Whenever 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, Grantor has executed this instrument on this **10th** day of **May, 2016.**

GRANTOR(S)

Linda Blackman

Marlow Martin Blackman

Chase Clarence Blackman

Daryl Donnell Blackman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Linda Blackman, Marlow Martin Blackman, Chase Clarence Blackman and Daryl Donnell Blackman** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as their free Act and Deed.

Witness my hand and official seal on this the **10th** day of **May, 2016.**

Notary Public
My Commission Expires:

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017