BILL GARRETT, Davidson County
Trans:T20160044416 DEEDWARR
Recvd: 05/26/16 09:39 2 pgs
Fees:13.00 Taxes:943.50
20160526-0052988

NEW OWNER:

Gina Antonini
Erin Guglielmo
Russell B Guglielmo
1008B Virginia Avenue
Nashville, TN 37216

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 16-0299

Map 061, Group 11-0, Parcel 150.00

Space for Recorder's Stamp

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Fifty-Five Thousand and 00/100 Dollars** (**$255,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **JOHN S. BLACKWELL** ("Grantor"), has this day bargained and sold and by these presents does hereby transfer and convey unto **GINA ANTONINI, ERIN GUGLIELMO, AND RUSSELL B GUGLIELMO, tenants in common** ("Grantees"), their 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: Land in Davidson County, State of Tennessee, more particularly described as follows, Being the Easterly 25 feet of Lot Number 28 and the Westerly 50 feet of Lot Number 27 on the Map of George Burrus Subdivision of Lot No. 81, Maplewood Home Tract, as of record in Book 421, Page 178, Register's Office for said County. Said parts of Lots Numbers 28 and 27 front together 75 feet on the South side of Virginia Street and extends back 231.44 feet on the Westerly Line and 227.12 feet, more or less on the Easterly Line, to a dead line, Measuring 75 feet thereon.

BEING the same property conveyed to John S. Blackwell, by Warranty Deed from Denise Lomerson, dated December 7, 2015, and of record Instrument No. 20151210-0124232, corrected in Instrument No. 20160205-0011385, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 1008B Virginia Avenue, also known as 1010A Virginia Avenue, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor 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, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 13th day of **May, 2016**.

JOHN S. BLACKWELL

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JOHN S. BLACKWELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of **May, 2016**.

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Jacqueline G Brown
NOTARY PUBLIC

My commission expires: 11-5-18

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The actual consideration or value, whichever is greater, for this transfer is $ **255,000.00** .

AFFIANT

Sworn to and subscribed to before me this 13th day of **May, 2016**.

Jacqueline G Brown
NOTARY PUBLIC

My commission expires: 11-5-18

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY