NEW OWNER:

John S. 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: 16-0514

Map 061, Group 14-0, Parcel 182.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20160050280 DEEDWARR
Recvd: 06/14/16 11:03 3 pgs
Fees:18.00 Taxes:629.00
20160614-0060102

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Seventy Thousand and 00/100 Dollars** ($170,000.00) cash in hand paid, the receipt of which is hereby acknowledged, **LILLIAN F. HERNANDEZ N/K/A LILLIAN F. AMADOR, UNMARRIED,** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JOHN S. BLACKWELL, MARRIED** ("Grantee"), his 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:

Land in Davidson County, Tennessee, Being Lot No. 85 on the plan of E. B. Craig's Subdivision of the Crownover Property, and of record in Plat Book 849, Page 640 and 641, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Lillian F. Hernandez, by Warranty Deed from Leland D. Watts, dated February 23, 2005, and of record in Instrument No. 20050228-0021404, Register's Office for Davidson County, Tennessee. Lillian F. Hernandez and Lillian F. Amador are one and the same person.

This is IMPROVED property known as 3730 Burrus Street, Nashville, Tennessee 37216.

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

GRANTOR covenants with said Grantee 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 **June, 2016.**

Lillian F. Amador

LILLIAN F. HERNANDEZ n/k/a LILLIAN F. AMADOR

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, LILLIAN F. HERNANDEZ n/k/a Lillian Amador, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

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

Jessica N. Brooks

NOTARY PUBLIC

My commission expires: 6-13-17

JESSICA N. BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ 170,000.00 .

AFFIANT

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

Jessica N. Brooks

NOTARY PUBLIC

My commission expires: 6-13-17

JESSICA N. BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY