NEW OWNER:

John S. Blackwell
3080 Leeville Pk
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: 16-0676

Map 071, Group 15-0, Parcel 133.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20160070391 DEEDWARR
Recvd: 08/15/16 09:06 3 pgs
Fees:18.00 Taxes:721.50
20160815-0084533

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Ninety-Five Thousand and 00/100 Dollars** ($**195,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **LAVETA A. BLUING, 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 the Civil District of Davidson County, Tennessee, Being Lot No. 401, 402, 403, 404 & 405 on the plan of The Highland Land Co's Subdivision, and of record in Plat Book 421, Page 14, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Laveta A. Bluing, unmarried, by Warranty Deed from Clyde Kestner and wife, V. Marie Kestner, Trustees of the Kestner Revocable Trust Dated July 28, 1994, dated October 22, 1999, and of record in Book 11718, Page 406, Register's Office for Davidson County, Tennessee. (Value or consideration as shown in aforementioned deed $80,000.00)

This is IMPROVED property known as 1321 Meridian Street, Nashville, Tennessee 37207.

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 10th day of **August, 2016**.

Laveta A. Bluing

LAVETA A. BLUING

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, LAVETA A. BLUING, 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 10th day of **August, 2016**.

Jacqueline G Brown

NOTARY PUBLIC

My commission expires: 11-5-18

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ 195,000.00 .

AFFIANT

Sworn to and subscribed to before me this 10 day of **August, 2016**.

NOTARY PUBLIC

My commission expires:

MELISSA EDDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:
JANUARY 24, 2017