NEW OWNER:

John S. Blackwell
Nelson Rafael Remus
319 East Trinity Lane
Nashville, TN 37207

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: 16-0465

071 07-0 152.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20160076990 DEEDWARR
Recvd: 09/02/16 08:09 3 pgs
Fees:18.00 Taxes:344.10
20160902-0092311

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Ninety-Three Thousand and 00/100 Dollars ($93,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JOSEPH E. LANE**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JOHN S. BLACKWELL AND NELSON RAFAEL REMUS** ("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:

Being the Easterly half of Lot No. 11 on the Map of J.B. Haynie's Oriental Subdivision as of record in Book 161, Pages 26 and 27, Register's Office for said County.

Said part of Lot No. 11 fronts 50 feet on the Northerly side of Trinity Lane, Formerly Countess Avenue and runs back between parallel lines with the Westerly margin of Sultana Avenue 143 1/4 feet, more or less to an alley.

Less and Except a portion of property described in Book 8366, Page 499, as follows:

Permanent Right of Way: Beginning at a point on the Northerly Right-of-Way margin of Trinity Lane, said point being the intersection of the Existing Northerly Right-of-Way margin of Trinity

***Being the same property conveyed by Quit ClaimDeed from First American Exchange Co as Qualified Intermediary for Joseph E Lane to Joseph E Lane dated August 5, 2016 and recorded in Instrument Number 20160902-0092310, Register's Office of Davidson County, Tennessee.

Lane with the Westerly Right-of-Way margin of Sultana Avenue and being the Southeasterly corner of Larry V. Claud Property, proceed along the existing Northerly Trinity Lane Right-of-Way margin North 87 degrees 10' 31" West 28.99 feet to a point; thence, leaving the existing Northerly Right-of-Way in a Northerly direction with a curve to the left having a radius of 10.00 feet, a back tangent bearing of South 87 degrees 10' 31" East, and a length of 46.9 feet, to a point on the Westerly Right-of-Way Margin of Sultana Avenue; thence, along the Westerly Right-of-Way margin of Sultana Avenue South 4 degrees 47' 31" East 28.99 feet to the point of beginning.

Total Permanent Right-of-Way containing 178 Square Feet, more or less.

Being the same property conveyed to Joseph E. Lane, unmarried by Warranty deed from Equity Mortgage, Inc. of record in Instrument No. 20090304-0019201 Register's Office for Davidson County, Tennessee, dated March 02, 2009 and recorded on March 04, 2009. (Value of consideration shown in aforementioned deed $85,000.00.) Being also known as 319 East Trinity Lane Nashville, Tennessee 37207. 319 E East Trinity Lane Nashville TN 37207

***

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

Joseph E Lane

JOSEPH E. LANE

STATE OF TENNESSEE

COUNTY OF WILSON

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

Tammy A. Novitsky

NOTARY PUBLIC

My commission expires: 1.07.2020

TAMMY A. NOVITSKY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **93,000.00** .

AFFIANT

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

VIRGINIA M. BOLES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

MY COMMISSION EXPIRES:
September 10, 2018

My commission expires: _____