**NEW OWNER:**

Robert Klein
Jady Klein
319 E 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:** 16-0849

Map 071 Group 07-0 Parcel 152.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20160079286 DEEDWARR
Recvd: 09/09/16 13:48 3 pgs
Fees:18.00 Taxes:665.63
20160909-0095171

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Seventy-Nine Thousand Nine Hundred and 00/100 Dollars** (**$179,900.00**) cash in hand paid, the receipt of which is hereby acknowledged, **JOHN S. BLACKWELL, married, AND NELSON RAFAEL REMUS** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **ROBERT KLEIN AND wife, JADY KLEIN** ("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:

**Land in Davidson County, Tennessee, 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 Davidson County, Tennessee, to which reference is hereby made for a more complete description.**

**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 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 John S. Blackwell and Nelson Rafael Remus by Warranty Deed from Joseph E. Lane, dated August 10, 2016, and of record Instrument No. 201609020092311, Register's Office for Davidson County, Tennessee. Said Property is not the principal residence of grantors nor is it the principal residence of any spouse of grantor.**

**This is IMPROVED property known as 319 E East Trinity Lane, Nashville, Tennessee 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.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors 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, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 6th day of September, 2016.

JOHN S. BLACKWELL

NELSON RAFAEL REMUS

STATE OF TENNESSEE

COUNTY OF WILSON

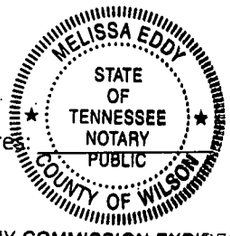
Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JOHN S. BLACKWELL AND NELSON RAFAEL REMUS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within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

WITNESS my hand and official seal at office this 6th day of **September, 2016.**

Melissa Eddy

NOTARY PUBLIC

My commission expires:




MY COMMISSION EXPIRES:
JANUARY 24, 2017

**********

The actual consideration or value, whichever is greater, for this transfer is $ **179,900.00** .

Jacqueline G Brewer

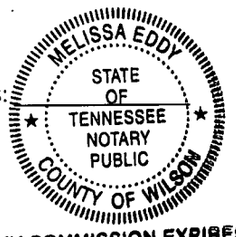
AFFIANT

Sworn to and subscribed to before me this 6th day of **September, 2016.**

Melissa Eddy

NOTARY PUBLIC

My commission expires:




MY COMMISSION EXPIRES:
JANUARY 24, 2017