NEW OWNER:

Shawna R. Chesser
8044 Burntwood Drive
LaVergne, TN 37086

SEND TAX BILLS TO:

American Mortgage Service Co.
11503 Springfield Pike
Cincinnati, OH 45246

THIS INSTRUMENT PREPARED BY:

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

FILE NO: 16-0777

Map 081, Group 11-0, Parcel 506.00

Space for Recorder's Stamp

Davidson County DEEDWARR
Recvd: 10/05/16 08:31 4 pgs
Fees:23.00 Taxes:558.70
20161005-0104940

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Fifty-One Thousand and 00/100 Dollars** ($151,000.00) cash in hand paid, the receipt of which is hereby acknowledged, **JOHN S. BLACKWELL, married, AND ANDREW DICKER, married,** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **SHAWNA R. CHESSER, unmarried,** ("Grantee"), her 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 tract or parcel of land situated in Davidson County, Tennessee described as follows, to-wit:

The North 30 ft of Lot 200 on the Map of D.T. McGavock and Other Addition, as of record in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee. Said part of Lot 200 fronts 30 ft on the Easterly side of 14th Avenue North (formerly Alberta Avenue) and extends back between parallel lines 170 ft, more or less, to an alley.

BEING the same property conveyed to John S. Blackwell and Andrew Dicker, tenants in common, by Warranty Deed from Kenneth Jenkins, dated January 25, 2016, and of record in Instrument No. 20160126-0007484, 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 1632 14th Avenue N, Nashville, Tennessee 37208.

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

GRANTORS covenant with said Grantee 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 28th day of **September, 2016.**

JOHN S. BLACKWELL

ANDREW DICKER

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 ANDREW DICKER, 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 28th day of **September, 2016.**

Jacqueline G Brown
NOTARY PUBLIC

My commission expires: 11-5-18

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $ **151,000.00** .

AFFIANT

Sworn to and subscribed to before me this 28th day of **September, 2016**.

NOTARY PUBLIC

My commission expires: 9/19/2018

JILL L SWICEGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(SEAL)

Jill L. Swicegood

Notary Public

My Commission Expires: Sept 10, 2018