NEW OWNER:

Clay Quinn
Lindsey Massey
212 Prince Avenue
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: 16-0562

P/O Map 071, Group 07-0, Parcel 133.00

Space for Recorder's Stamp

Davidson County DEEDWARR
Recvd: 11/02/16 10:38 4 pgs
Fees:23.00 Taxes:998.63
20161102-0115767

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Sixty-Nine Thousand Nine Hundred and 00/100 Dollars ($269,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JOHN S. BLACKWELL, A MARRIED MAN**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **CLAY QUINN AND LINDSEY MASSEY** ("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 Lot 2, as shown on the map entitled Final Plat, Resubdivision of Lot 36, J.B. Haynies Oriental Subdivision, of record in Plat Book 161, Pages 26 and 27, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to JOHN S. BLACKWELL, by deed from JAMES R. GARDNER, MARRIED AND SHIRLEY GARDNER, UNMARRIED, of record in Instrument No. 20141210-0113033, dated December 3, 2014, said Register's Office.

This property is not the principal residence of said grantor, nor is it the principal residence of any spouse of said grantor.

This is IMPROVED property known as 212 Prince Avenue, 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.

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 31st day of **October, 2016.**

JOHN S. BLACKWELL

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, 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 31st day of **October, 2016.**

NOTARY PUBLIC

My commission expires: 01.07.2020

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 $ **269,900.00** .

AFFIANT

Sworn to and subscribed to before me this 31st day of **October, 2016.**

NOTARY PUBLIC

My commission expires: 03/10/2019

MELISSA D. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019

True Copy Certification

I, Paul F. Soper, 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Tricia Ball, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/6/17
Notary' Seal (if on paper)

