Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

NEW OWNER:

Shamille Wharton
216 Prince Avenue
Nashville, TN 37207

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: 16-1036

P/O Map 071, Group 07-0, Parcel 134.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20160109454 DEEDWARR
Recvd: 12/13/16 12:59 3 pgs
Fees:18.00 Taxes:1230.25
20161213-0130669

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Thirty-Two Thousand Five Hundred and 00/100 Dollars** (**$332,500.00**) cash in hand paid, the receipt of which is hereby acknowledged, **JOHN S. BLACKWELL, married,** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **SHAMILLE WHARTON** ("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 Davidson County, Tennessee, Being Lot No. 2 on the Final Plat Resubdivision of Lot 35, J.B. Haynes Oriental Subdivision, and of record in Instrument No. 20161117-0121367, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING part of the same property conveyed to John S. Blackwell, by Warranty Deed from James R. Gardner, married and Shirley Gardner, unmarried, dated December 3, 2014, and of record in Instrument No. 20141210-0113033, Register's Office for Davidson County, Tennessee.

The above described property has never been the primary residence nor marital residence of John S. Blackwell.

This is IMPROVED property known as 216 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 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 9th day of **December, 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 9th day of **December, 2016**.

NOTARY PUBLIC

My commission expires: 01.07.2020

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The actual consideration or value, whichever is greater, for this transfer is $ **332,500.00** .

AFFIANT

Sworn to and subscribed to before me this 9th day of **December, 2016.**

NOTARY PUBLIC

My commission expires: 01.07.2020