WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170003108 DEEDWARR
Recvd: 01/12/17 09:19 2 pgs
Fees:13.00 Taxes:270.84
20170112-0003496

B-STM-16-1201-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,200.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF January, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert S. Blount and Jo Ann Blount	New owner	
(NAME)	(NAME)	**070-06-0-025-00**
1201 West Trinity Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218-2914		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CAROLENE LEWIS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT S. BLOUNT AND WIFE, JO ANN BLOUNT,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the unrecorded subdivision of the J.S. Spurlock Lands of West Trinity Lane, described partly according to a survey made by Earle Drake, County, Surveyor, November 20, 1935 as follows:

Beginning at a point on the northerly margin of West Trinity Lane formerly Youngs Lane as now widened at the intersection of the northerly margin of said lane and the western boundary line of Lot No. 2 of said subdivision conveyed to J.P. Purvis and wife, by Asbery Martin and wife, by Deed of record in Book 1306, page 428, Register's Office for said County; thence with said Purvis boundary line North 14 1/4 deg. West 230 feet; thence westerly and parallel with the northerly margin of said lane 90 feet; thence South 14 1/4 deg. East 230 feet in the northerly margin of said Lane; thence with the northerly margin of said lane, easterly 90 feet to the beginning. Included in the above description but excluded from this conveyance the property conveyed to Metropolitan Government of Nashville and Davidson County recorded December 11, 1990, in Book 8255, page 212, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carolene Lewis by "cash" deed from Shaun Donovan, The Secretary of Housing and Urban Development of record in Instrument No. 20140410-0030052 Register's Office for Davidson County, Tennessee, dated 04/08/2014 and recorded on 04/10/2014.

This conveyance is subject to:
- Taxes for the year 2016, a lien due and payable, but not delinquent.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1201 West Trinity Lane, Nashville, Tennessee 37218-2914**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 9th DAY OF JANUARY, 2017.

Carolene Lewis

Carolene Lewis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROLENE LEWIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th DAY OF JANUARY, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212