NEW OWNER:

John Blackwell
3080 Leeville Pike
Lebanon, TN 37090

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: 16-1131

060-12-0-008.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20170003318 DEEDWARR
Recvd: 01/12/17 14:22 4 pgs
Fees:23.00 Taxes:388.50
20170112-0003742

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Five Thousand and 00/100 Dollars ($105,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **STACY MOSS, BRENDA CHUMLEY, PAMELA THAYER, HEIRS OF THE ESTATE OF BETTY JO CHAMBERS, AND WILLIAM E. KEMP, HEIR OF MATTIE E. NEECE** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **JOHN BLACKWELL, married,** ("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. 37 to 40 inclusive, of Block A on the Plan of Highland Park of record in Plat Book 974, Page 33, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lots join and front 100 feet on the West side of Highland Drive and run back between parallel lines, 171 feet to a dead line.

Being the same property conveyed to Berry O. Neece and wife, Mattie E. Neece by Warranty deed from W.C. McCord and wife, Dorothy L. McCord of record in Book 8020, page 352, Register's Office for Davidson County, Tennessee, dated January 05, 1990 and recorded on January 05, 1990. Berry O. Neece deceased September 23, 2000, leaving Mattie E. Neece as sole surviving tenant by the entirety; Mattie E. Neece deceased on September 26, 2008, leaving the property to her Children Betty Jo Chambers and William (Billy) Kemp; Betty Jo Chambers deceased February 15, 2015, having 3 Children at the time of her death, her heirs Stacy Moss, Brenda Chumley and Pamela Thayer, who join in this conveyance.

Being also known as 2904 Highland Drive 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.

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 29th day of **December, 2016.**

Stacy L Moss

STACY MOSS, heir of Betty Jo Chambers

Brenda Chumley

BRENDA CHUMLEY, heir of Betty Jo Chambers

Pamela Thayer

PAMELA THAYER, heir of Betty Jo Chambers

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, STACY MOSS, 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 29th day of **December, 2016.**

Jim Myers

NOTARY PUBLIC

My commission expires: 11/03/2020

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, BRENDA CHUMLEY, 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 29th day of **December, 2016**.

NOTARY PUBLIC

My commission expires: 11/03/2020

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2020

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, PAMELA THAYER, 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 29th day of **December, 2016**.

NOTARY PUBLIC

My commission expires: 11/03/2020

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2020

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The actual consideration or value, whichever is greater, for this transfer is $ **105,000.00** .

Brenda Chumley

AFFIANT

Sworn to and subscribed to before me this 29th day of **December, 2016**.

NOTARY PUBLIC

My commission expires: 11/03/2020

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2020

WILLIAM E. KEMP

BY: _____
Nancy L. Kemp, attorney in fact

STATE OF IL

COUNTY OF McHenry

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **NANCY L. KEMP**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, **WILLIAM E. KEMP**, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of **December, 2016**.

_____
NOTARY PUBLIC

My commission expires: 6-18-18

OFFICIAL SEAL
ROSEMARIE SMITH
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:06/18/18