NEW OWNER:

John Blackwell
3080 Leeville Pike
Lebanon, TN 37087

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: 16-1149

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20170003323 DEEDWARR
Recvd: 01/12/17 14:29 3 pgs
Fees:18.00 Taxes:684.50
20170112-0003746

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Eighty-Five Thousand and 00/100 Dollars** ($**185,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **JOE LOUIS HUELON HARNEY AND HIS WIFE, GWENDOLN HARNEY** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JOHN BLACKWELL, A MARRIED MAN** ("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. 13 on Block 8 on the Plan of Charlotte Park Company's Second Addition to Nashville of record in Plat Book 57, Page (s) 160 & 161, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 50 feet on the Northerly side of First Avenue, now Park Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Joe Louis Huelon Harney and wife, Augustine Elizabeth Harney by Warranty deed from Michael W. Mann, unmarried of record in Book 6675, page 335, Register's Office

for Davidson County, Tennessee, dated August 05, 1983 and recorded on November 14, 1983. Augustine Elizabeth Harney passed away on October 16, 2002 and had remained married to Joe Louis Huelon Harney , without intervening legal separation or divorce from the time of acquisition of this property until her passing, thereby vesting all ownership interest in Joe Louis Huelon Harney, the surviving tenant by the entirety.

Being also known as 3726 Park Avenue Nashville, Tennessee 37209.

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 6th day of **January, 2017**.

JOE LOUIS HUELON HARNEY

GWENDOLYN HARNEY

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JOE LOUIS HUELON HARNEY, AND GWENDOLYN HARNEY 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 6th day of **January, 2017**.

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **185,000.00** .

AFFIANT

Sworn to and subscribed to before me this 6th day of **January, 2017**.

NOTARY PUBLIC

My commission expires: 01.07.2020

TAMMY WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY