# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170022055 DEEDWARR
Recvd: 03/15/17 10:10 2 pgs
Fees:13.00 Taxes:962.00
20170315-0025309

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

Subscribed and sworn to before me, this 14th day of March, 2017

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 12-7-20

KATHERINE ANN HEDRICK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES DECEMBER 7, 2020

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

| ADDRESS NEW OWNERS AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Weekley Homes LLC | New Owner | 071-15-0 |
| (NAME) | (NAME) | (MAP) |
| 1111 North Post Oak Road | | 133.00 |
| (ADDRESS) | (ADDRESS) | (PARCEL) |
| Houston, TX 77055 | | |
| (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, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, John S. Blackwell, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto Weekley Homes LLC, hereinafter called Grantee, its successors and assigns, that certain tracts or parcels of land in Davidson County, TENNESSEE, described as follows, to-wit:

TRACT ONE:

Land in Davidson County, Tennessee, being Lot No. 401 on the Plan of Highland Land Co's Subdivision of record in Plat Book 421, Page 14, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

TRACT TWO:

Land in Davidson County, Tennessee, being Lot No. 402 on the Plan of Highland Land Co's Subdivision of record in Plat Book 421, Page 14, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

TRACT THREE:

Land in Davidson County, Tennessee, being Lot No. 403 on the Plan of Highland Land Co's Subdivision of record in Plat Book 421, Page 14, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

TRACT FOUR:

Land in Davidson County, Tennessee, being Lot No. 404 on the Plan of Highland Land Co's Subdivision of record in Plat Book 421, Page 14, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

TRACT FIVE:

Land in Davidson County, Tennessee, being Lot No. 405 on the Plan of Highland Land Co's Subdivision of record in Plat Book 421, Page 14, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John S. Blackwell, by Warranty deed from Laveta A. Bluing, unmarried of record in Instrument No. 20160815-0084533 Register's Office for Davidson County, Tennessee, dated August 10, 2016 and recorded on August 15, 2016. (Value of consideration shown in aforementioned deed $195,000.00.); and further

Being the same property conveyed to John S. Blackwell by Quitclaim Deed dated January 24, 2017 from John S. Blackwell, of record in Instrument No. 20170125-0008152, Register's Office for Davidson County, Tennessee.

This is not now nor has it even been the primary residence of the Grantor.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is improved property, known as: 1321 Meridian Street, Nashville, Tennessee 37227

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, its successors and assigns forever; and we do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 14th day of March, 2017.

John S. Blackwell

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared John S. Blackwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 14th day of March, 2017.

Notary Public

My Commission Expires: 9/20/17

JENNIFER D. STACEY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY