BILL GARRETT, Davidson County
Trans:T20170022971 DEEDWARR
Recvd: 03/17/17 13:32 2 pgs
Fees:13.00 Taxes:1480.00
20170317-0026366

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of March, 2017.

Notary Public

My commission expires: 4-2020

PATRICE J. GALAWAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
547 N Mt. Juliet Road, Suite 200, Mt. Juliet, TN 37122

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
John S. Blackwell	John S. Blackwell	105-13-0-364.00
905 Waldkirch Avenue	3080 Leeville Pike	
Nashville, TN 37204	Lebanon, TN 37087	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Samantha M. Pointer, an unmarried person and Pearl R. Pointer, an unmarried person, individually as tenants in

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

John S. Blackwell, a married man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 14 and the West 18 \'bd feet of Lot No. 15 on the Plan of E. L. Holts Subdivision of Lot No. 4 Schmid property Waverly Place of record in Plat Book 547, Page 71, 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 Samantha M. Pointer, an unmarried person, and Pearl R. Pointer, an unmarried person, individually as tenants in common by Trustee's Quitclaim deed from Samantha M. Pointer and Pearl R. Pointer, as Co-trustees of the William Washburn, Jr. Revocable Living Trust dated August 30, 2002 of record in Instrument No. 20110207-0010362 Register's Office for Davidson County, Tennessee, dated January 25, 2011 and recorded on

February 07, 2011, and Scrivener's Affidavit recorded on February 22, 2011, recorded in Instrument No. 20110222-0014588.

BEING also known as 905 Waldkirch Avenue Nashville, Tennessee 37204.

This is X☐ improved ☐ unimproved property known as **905 Waldkirch Avenue, Nashville, TN 37204.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 15th day of March, 2017.

Samantha M. Pointer

Samantha M. Pointer

Pearl R. Pointer

Pearl R. Pointer

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Samantha M. Pointer and Pearl R. Pointer, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 15th day of March, 2017.

Notary Public
My Commission Expires: 4-24-19

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SolomonParks File No. 417024