PREPARED BY: DONOHO, TAYLOR & TAYLOR, ATTORNEYS
204 Court Street
Hartsville, Tennessee 37074

District ____ Map 061 Group _____ Control Map 061 Parcel 188

STEPHEN W. HAMILTON
to
JOHN S. BLACKWELL

Address of New Owner
And Mail Tax Notices to:
John Blackwell
3080 Leeville Pk
Lebanon, TN 37090

BILL GARRETT, Davidson County
Trans:T20170031345 DEEDWARR
Recvd: 04/13/17 13:47 2 pgs
Fees:13.00 Taxes:749.25
20170413-0036339

WARRANTY DEED

For and in consideration of the sum of Two Hundred Two Thousand Five Hundred Dollars ($202,500.00), cash in hand paid, the receipt of which is hereby acknowledged, I, STEPHEN W. HAMILTON, have bargained and sold, and by these presents do transfer and convey unto the said JOHN S. BLACKWELL, his heirs and assigns, a certain tract or parcel of land in the District of Davidson County, Tennessee, as follows:

> Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of E. B. Craig's Subdivision of the Crownover Property, as of record in Book 894, pages 640 and 641, Register's Office for said county. Said Lot No. 55 fronts 50 ft. on the westerly side of Baxter Street and runs back 154 ft. 9 in. on the northerly line and 153 ft. 10 in. on the southerly line to a dead line, measuring 50 ft. thereon. Being the same property conveyed to Stephen W. Hamilton and Carolyn W. Hamilton by Installment Deed from William Trice Hudson and wife, Margaret Byrd Hudson, of record in Book 4751, Page 879, Register's Office for Davidson County, and thereafter conveyed to Carolyn E. Hamilton from Stephen W. Hamilton by Quitclaim Deed of record in Book 8383, page 880, Register's Office of Davidson county, Tennessee.
>
> This is the same property which was conveyed to Stephen W. Hamilton from Carolyn E. Hamilton by Warranty Deed dated June 20, 1995, of record in Book 9711, page 48, Register's Office Davidson County, Tennessee.
>
> 2017 taxes will be prorated. 2018 and subsequent taxes will be the responsibility of the purchasers.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said JOHN S. BLACKWELL, his heirs and assigns, forever.

And I do covenant with the said conveyee 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, EXCEPT for applicable building and zoning regulations, all visible easements, and any restrictions of record.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said conveyee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand, this 3 day of April, 2017.

Stephen W Hamilton
STEPHEN W. HAMILTON

STATE OF Tennessee
COUNTY OF Trousdale

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named STEPHEN W. HAMILTON, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Hartsville (City), Tennessee (State), this 3 day of April, 2017.

Ashlee Scott
NOTARY PUBLIC

ASHLEE SCOTT STATE OF TENNESSEE NOTARY PUBLIC TROUSDALE COUNTY

My commission expires: 5-1-19

STATE OF Tennessee
COUNTY OF Trousdale

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $202,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me, this the 3 day of April, 2017.

Ashlee Scott
REGISTER OR NOTARY PUBLIC

ASHLEE SCOTT STATE OF TENNESSEE NOTARY PUBLIC TROUSDALE COUNTY

My Commission Expires: 5-1-19