NEW OWNER:

Nick G. Varetakis
James P. Bryant
1005 Malquin Drive
Nashville, TN 37216

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: 17-0186 AA

061-07-0-039.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20170033798 DEEDWARR
Recvd: 04/21/17 11:49 3 pgs
Fees:18.00 Taxes:869.50
20170421-0039352

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Thirty-Five Thousand and 00/100 Dollars** (**$235,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **JOHN BLACKWELL, a married man** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **NICK G. VARETAKIS AND JAMES P. BRYANT** ("Grantees"), their 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. 18, Block J on the Plan of Broadmoor, Section 2 of record in Plat Book 547, Page 174, 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 Blackwell by Warranty Deed from Steve Carroll and Jerry L. Uselton both unmarried, with full rights of survivorship of record in Instrument No. 20160523-0051486 Register's Office for Davidson County, Tennessee, dated May 06, 2016 and recorded on May 23, 2016.

The above described property has never been the primary residence nor marital residence of John S. Blackwell.

Being also known as 1005 Malquin Drive Nashville, Tennessee 37216.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees 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 17th day of **April, 2017**.

JOHN BLACKWELL

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JOHN BLACKWELL, 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 17th day of **April, 2017**.

NOTARY PUBLIC

My commission expires: 01-07-2020

TAMMY A NOVITSKY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **235,000.00** .

AFFIANT

Sworn to and subscribed to before me this 17th day of **April, 2017**.

NOTARY PUBLIC

My commission expires: 01.07.2020

TAMMY A. VITSKY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY