BILL GARRETT, Davidson County
Trans:T20170034085 DEEDWARR
Recvd: 04/24/17 09:13 2 pgs
Fees:13.00 Taxes:388.50
20170424-0039663

NEW OWNER:

John Blackwell
3080 Leeville Pike
Lebanon, TN 37090

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 17-0092 JM

080-08-0-383.00

Space for Recorder's Stamp

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Five Thousand and 00/100 Dollars ($105,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ROBERTA S. WALL-GARY N/K/A ROBERTA DOUGLAS, joined by her husband, ANTHONY DOUGLAS** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JOHN BLACKWELL** ("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. 23 on the Plan of Bordeaux Hills Addition of record in Plat Book 4460, Page 9, 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 Roberta S. Wall-Gary, an unmarried woman by Warranty Deed from Cynthia D. Hastings and James O. Johnson, of record in Instrument No. 20071019-0124164, Register's Office for Davidson County, Tennessee, dated October 12, 2007 and recorded on October 19, 2007.

Being also known as 3224 Leawood Drive, Nashville, Tennessee 37218.

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 19 day of **April, 2017**.

ROBERTA S. WALL-GARY N/K/A ROBERTA DOUGLAS

ANTHONY DOUGLAS

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, ROBERTA S. WALL-GARY N/K/A ROBERTA DOUGLAS and ANTHONY DOUGLAS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19 day of **April, 2017**.

SILVIA GRAY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 9-20-20

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The actual consideration or value, whichever is greater, for this transfer is $ **105,000.00** .

AFFIANT

Sworn to and subscribed to before me this 19 day of **April, 2017**.

SILVIA GRAY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 9-20-20