NEW OWNER:

Jason K. King
Amanda R. King
210 Prince Drive
Nashville, TN 37207

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: 17-0127 SG

Part of 071-07-0-133.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20170035246 DEEDWARR
Recvd: 04/26/17 13:35 2 pgs
Fees:13.00 Taxes:1035.63
20170426-0041033

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Seventy-Nine Thousand Nine Hundred and 00/100 Dollars** ($**279,900.00**) cash in hand paid, the receipt of which is hereby acknowledged, **JOHN S. BLACKWELL** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JASON K. KING AND AMANDA R. KING, husband and wife** ("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. 1 on the Plan of Final Plat of Resubdivision of Lot 36, J.B. Haynes Oriental Subdivision of record in Plat at Instrument No. 20161021-0111479, 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 a portion of the same property conveyed to John S. Blackwell by Warranty Deed from James R. Gardner married and Shirley Gardner, unmarried of record in Instrument No. 20141210-0113033 Register's Office for Davidson County, Tennessee, dated December 3, 2014 and recorded on December 10, 2014.

Being also known as 210 Prince Drive Nashville, TN 37207.

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 19th 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 19th day of **April, 2017**.

SILVIA GRA
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 $ **279,900.00** .

AFFIANT

Sworn to and subscribed to before me this 21st day of **April, 2017**.

NOTARY PUBLIC

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 3-6-18