BILL GARRETT, Davidson County
Trans:T20170049691 DEEDWARR
Recvd: 06/12/17 09:05 2 pgs
Fees:13.00 Taxes:1665.00
20170612-0058379

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

District 105 Map 105-13-0 Group _____ Control Map _____ Parcel 364.00

JOHN S. BLACKWELL
to
ROBERT SLOAN and wife, KRISTIE SLOAN and ALEX SLOAN

Address of New Owner
And Mail Tax Notices to:

Robert + Kristie Sloan + Alex Sloan
708 Windsor Trace
Goodlettsville, TN 37072

WARRANTY DEED

For and in consideration of the sum of Four Hundred Fifty Thousand Dollars ($450,000.00), cash in hand paid, the receipt of which is hereby acknowledged, I, JOHN S. BLACKWELL, have bargained and sold, and by these presents do transfer and convey unto the said ROBERT SLOAN and wife, KRISTIE SLOAN and ALEX SLOAN, their 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. 14 and the west 18 ½ feet of Lot No. 15 on the Map of Holt's Subdivision of the Schmid Property, as of record in Book 547, page 71, Register's Office for said county.
>
> Said lot and part of said lot adjoin and front together 68 ½ feet on the south side of Waldkirch Avenue and runs back between parallel lines. 190 feet to an alley.
>
> This is the same property which was conveyed to John S. Blackwell from Samantha M. Pointer and Pearl R. Pointer by Warranty Deed dated March 15, 2017, of record in Instrument No. 20170317-0026366, Register's Office of Davidson County, Tennessee.
>
> Subject to any and all matters of record on Plat in Plat Book 547, page 71, Register's Office of 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 ROBERT SLOAN and wife, KRISTIE SLOAN and ALEX SLOAN, their 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, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand, this 6 day of June, 2017.

JOHN S. BLACKWELL

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 JOHN S. BLACKWELL, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Hartsville (City), Tennessee (State), this 6 day of June, 2017.

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 $450,000.00, 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 6 day of June, 2017.

REGISTER OR NOTARY PUBLIC

ASHLEE SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
TROUSDALE COUNTY

My Commission Expires: 5-1-19