NEW OWNER:

Scott J. Bietchert
214 Prince Avenue
Nashville, TN 37207

THIS INSTRUMENT PREPARED BY:

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

SEND TAX BILLS TO:

Cartus Home Loans
1 Mortgage Way
Mount Laurel, NJ 08054

FILE NO: 17-0334 KP

071-07-0-134.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20170061254 DEEDWARR
Recvd: 07/18/17 11:15 3 pgs
Fees:18.00 Taxes:1274.65
20170718-0072163

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Forty-Four Thousand Five Hundred and 00/100 Dollars** ($**344,500.00**) 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 **SCOTT J. BIETCHERT, AN UNMARRIED MAN,** ("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. 1 on the Plan of Resubdivision of Lot 35, J.B. Haynes Oriental Subdivision of record in Plat at Instrument No. 20161117-0121367, 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 03, 2014 and recorded on December 10, 2014. (Value or consideration as shown in aforementioned deed $49,900.00.)

Being also known as 214 Prince Avenue Nashville, TN 37207.

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 10th day of **July, 2017**.

JOHN S. 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 S. 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 10th day of **July, 2017**.

NOTARY PUBLIC

My commission expires: 11/17/19

Kellie L Parsons
State of Tennessee Notary Public
Rutherford County
My Commission Expires November 17, 2019

****

The actual consideration or value, whichever is greater, for this transfer is $ **344,500.00** .

AFFIANT

Sworn to and subscribed to before me this 10 day of **July, 2017**.

My commission expires: 10-14-2020

STEVEN RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
NOTARY PUBLIC
MONTGOMERY COUNTY