NEW OWNER:

Kandice D. McCollum
321 Marshall St
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:

New Owner

FILE NO: 17-0599 RD

071-11-0-115.00

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 18923 **DEEDWARR**
10/27/2017 10:24:50 AM 2 pgs
Fees: $13.00 Taxes: $889.85

20171027-0110347

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Forty Thousand Five Hundred and 00/100 Dollars ($240,500.00)** 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 **KANDICE D. MCCOLLUM, a single woman,** ("Grantee"), her 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 the Westerly one-half of Lot No. 35 on the Plan of Trinity Heights Addition of record in Plat Book 161, Page 38, 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 Catosha D. Primm by Warranty deed from Carl R. McWhirter and wife, Mary C. McWhirter of record in Book 11506, page 379, Register's Office for Davidson County, Tennessee, dated May 28, 1999 and recorded on June 02, 1999.

Being the same property conveyed to John Blackwell by Warranty deed from Catosha D. Primm of record in Instrument No. 20151124-0119049 Register's Office for Davidson County, Tennessee, dated November 20, 2015 and recorded on November 24, 2015.

The is not the primary residence of the said Grantor or his spouse.

Being also known as 321 Marshall St Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her 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 18 day of **October, 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 18 day of **October, 2017**.

NOTARY PUBLIC

My commission expires: 2/15/2021

ROBYN DUBRAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

****

The actual consideration or value, whichever is greater, for this transfer is $ **240,500.00** .

AFFIANT

Sworn to and subscribed to before me this 18 day of **October, 2017**.

NOTARY PUBLIC

My commission expires: 2/15/2021

ROBYN DUBRAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires