NEW OWNER:

John Blackwell
3080 Leeville Pike
Lebanon, TN 37087

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: 17-0669 RD

Parcel 096-10-0-048.00

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 31706 **DEEDWARR**
11/30/2017 11:00:36 AM 3 pgs
Fees: $18.00 Taxes: $425.50

20171130-0122197

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Fifteen Thousand and 00/100 Dollars ($115,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **FAYE COLES, a married woman** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JOHN BLACKWELL, married 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. 100 on the Plan of Cloverhill, Section No. II of record in Plat Book 2133, Page 46, 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 Faye Coles, a married woman by Warranty deed from Dave E, Garner, a married man of record in Instrument No. 20150115-0004432 Register's Office for Davidson County, Tennessee, dated January 09, 2015 and recorded on January 15, 2015.

This property is not the principal residence of said grantor, nor is it the principal residence of any spouse of said grantor.

Being improved property also known as 625 Cottonwood Drive Nashville, Tennessee 37214.

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 16th day of **November, 2017**.

Faye D. Coles

FAYE COLES

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, FAYE COLES, 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 16th day of **November, 2017**.

BRITTANY T. DU... STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 9-8-2020

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The actual consideration or value, whichever is greater, for this transfer is $ 115,000.00 .

AFFIANT

Sworn to and subscribed to before me this 16th day of **November, 2017**.

NOTARY PUBLIC

My commission expires: 01.07.2020

TAMMY A. NOVITSKY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY