WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$156,000.00.**

Affiant

Subscribed and sworn to before me this 24th day of January, 20 18.

Notary Public
My Commission expires: 11-8-21
(Affix Seal)

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
John S. Blackwell	New Owner	08207004100
3080 Leeville Pike		
Lebanon, TN 37090		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Daneshia Smith, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **John S. Blackwell**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 118 in Lindsley's Addition, a plan of which is of record in Book 57, Page 25, of the Register's Office for said County.

Said Lot No. 118 fronts 50 feet on the East side of North Second Street and runs back between parallel lines 174 1/4 feet, more or less, to an alley.

Being the same property conveyed to Daneshia Smith by Quitclaim Deed from Davis R. Murphy dated November 24, 2017 of record in Instrument Number 201801230006777 **; by Quitclaim deed from Pearl Taylor dated November 24, 2017 of record in Instrument Number** 201801230006778 **; and by Quitclaim Deed from Barbara McReynolds dated November 24, 2017 of record in Instrument Number** 201801230006776 **, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 57, Page 25, Register's Office for Davidson County, Tennessee.

This is improved property known as: **823 North 2nd Street, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Bill Garrett Davidson County
Batch# 50247 DEEDWARR
01/23/2018 09:35:30 AM 2 pgs
Fees: $13.00 Taxes: $577.20
20180123-0006779

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this January 12, 2018.

Daneshia Smith

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Daneshia Smith** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 12, 2018

Notary Public

My commission expires 11-8-21

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.