Bill Garrett Davidson County
Batch# 74481 DEEDWARR
03/28/2018 02:44:40 PM 2 pgs
Fees: $13.00 Taxes: $980.50

20180328-0029132

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $265,000.00.

Affiant

Subscribed and sworn to before me this 5th day of March, 2018.

Notary Public

My commission expires: 10.6.21

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
John S. Blackwell	John Blackwell	083-13-0-324.00
1406 Lillian Street	3080 Leeville Pike	
Nashville, TN 37206	Lebanon, TN 37087	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Otto Middlebrooks, unmarried, and Bernice F. Middlebrooks, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

John S. Blackwell, a married man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 150 of Block "P" on the Plan of Lindsley Home Place of record in Plat Book 2, Page 92, Chancery Court of Nashville, Tennessee, to which Plan reference is hereby made for a more complete legal description.

Said Lot No. 150 of Block "P" fronts 50 feet on the Southerly side of Lillian Avenue and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Otto Middlebrook and wife, Bernice F. Middlebrook (Correctly spelled "Middlebrooks" and incorrectly as husband and wife) by Warranty deed from W. A. McWhirter and wife, Mary E. McWhirter of record in Book 6612, page 197, Register's Office for Davidson County, Tennessee, dated July 19, 1985.

This is improved property known as **1406 Lillian Street, Nashville, TN 37206.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 5th day of March, 2018.

Otto Middlebrooks

Otto Middlebrooks

Bernice F. Middlebrooks

Bernice F. Middlebrooks

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Otto Middlebrooks and Bernice F. Middlebrooks, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 5th day of March, 2018.

Notary Public
My Commission Expires: 4.24.19

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SolomonParks File No. 18-001043-526