NEW OWNER:

Holtkamp Property Holdings, LP
823 North 2nd Street
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: 18-0151 MJ

Map 082 Group 07-0 Parcel 041.00

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 80336 **DEEDWARR**
04/12/2018 03:40:45 PM 3 pgs
Fees: $18.00 Taxes: $625.30

20180412-0034709

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Sixty-Nine Thousand and 00/100 Dollars ($169,000.00)** 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 **HOLTKAMP PROPERTY HOLDINGS, LP** ("Grantee"), its 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. 118 on the plan of Dr. V.S. Lindsley's Addition to Edgefield, and of record in Plat Book 57, Page 25, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Mattie Pearl Jones, by Warranty Deed, from Odie Lee Duncan and wife, Hallie Carr Duncan, dated August 11, 1976, and of record in Book 5056, Page 594, Register's Office For Davidson County, Tennessee. [Value or consideration shown in aforementioned Deed: $10,000.00]

BEING the same property conveyed to Daneshia Smith, by Quitclaim Deed, from Barbara McReynolds, dated November 24, 2017, and of record in Instrument No. 20180123-0006776,

Register's Office For Davidson County, Tennessee. [Value or consideration shown in aforementioned Deed: $ 10.00]

BEING the same property conveyed to Daneshia Smith, by Quitclaim Deed, from Davis R. Murphy, dated November 24, 2017, and of record in Instrument No. 20180123-0006777, Register's Office For Davidson County, Tennessee. [Value or consideration shown in aforementioned Deed: $ 10.00]

BEING the same property conveyed to Daneshia Smith, by Quitclaim Deed, from Pearl Taylor, dated November 24, 2017, and of record in Instrument No. 20180123-0006778, Register's Office For Davidson County, Tennessee. [Value or consideration shown in aforementioned Deed: $ 10.00]

BEING the same property conveyed to John S. Blackwell, by Warranty Deed from Daneshia Smith, unmarried, dated January 12, 2018, and of record in Instrument No. 20180123-0006779, Register's Office for Davidson County, Tennessee. (Value or consideration as shown in aforementioned Deed: $156,000.00)

This is IMPROVED property known as 823 North 2nd Street, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its 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 26th day of **March, 2018**.

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 26th day of **March, 2018.**

TODD A. TRESSLER, II STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 5-24-21

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The actual consideration or value, whichever is greater, for this transfer is $ **169,000.00** .

AFFIANT

Sworn to and subscribed to before me this 26th day of **March, 2018.**

NOTARY PUBLIC

My commission expires: 10.6.21

DANIELLE IMBARATTO STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY