WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $974,000.00

Benjamin Marion Blackmon, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8 DAY OF May, 2018.

M. Catherine Clearwaters
Notary Public

MY COMMISSION EXPIRES: 3-8-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin Marion Blackmon Jr. and Lori Potts Blackmon	First CommunityMortgage, Inc.	
(NAME)	(NAME)	
2260 Castleman Dr.	275 Robert Rose Dr.	131013A00200CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CARLOS SANCHEZ, MARRIED AND ANTHONY AMICO, MARRIED, AS TENANTS IN COMMON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BENJAMIN MARION BLACKMON JR. AND LORI POTTS BLACKMON, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit "B" as established by Declaration of Covenants, Conditions, and Restrictions for the Cottages at 2258 Castleman Drive, a Horizontal Property Regime with Private Elements of record in Instrument recorded in 20160719-0074264, Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive description

Being part of the same property conveyed by Warranty Deed from Joshua Malnofski to Carlos Sanchez, married and Anthony Amico, married, as Tenants in common, as recorded on the 21st day of February, 2017 in Instrument No. 20170221-0016963 corrected in Instrument No. 20170712-0070058; part of Warranty Deed from Ja-Nan Yu and wife, Sheng Mei Yu to Joshua Malnofski, unmarried, as recorded on the 14th day of July, 2016 in Instrument No. 20160714-0072216 and part of Warranty Deed from David H. Powelson and wife, Linda Powelson to Ja-Nan Yu and wife, Sheng Mei Yu, as recorded on the 4th day of March, 1983 in Deed Book 6015, Page 643, in the Register's Office of Davidson County, Tennessee.

This was never the principal place of residence for the Grantors.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

Bill Garrett Davidson County
Batch# 90399 DEEDWARR
05/09/2018 10:47:42 AM 2 pgs
Fees: $13.00 Taxes: $3,603.80
20180509-0044403

unimproved
This is improved x property, known as 2260 Castleman Dr., Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my hand this 7th day of May, 2018

CARLOS SANCHEZ

ANTHONY AMICO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carlos Sanchez and Anthony Amico, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 7th day of May, 2018.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2019