THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180415885

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $185,000.00.

William M Blackwell
Affiant

Subscribed and sworn to before me, this 31st day of May, 2018.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Bill Garrett Davidson County
Batch# 100069 DEEDWARR
06/04/2018 04:04:24 PM 2 pgs
Fees: $13.00 Taxes: $684.50

20180604-0053344

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William M. Blackwell 308 Bonnaridge Drive Hermitage, TN 37076	New Owner	Tax Parcel ID No. 075-13-140.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert Donald Barnhart, II, Beth Cox and Donna Carrigan** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William M. Blackwell, an unmarried man,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Hermitage Hills Subdivision, Section 1, of record in Book 2900, Pages 48 and 49, Register's Office for said County.

Said Lot No. 40 fronts 80.0 feet on the Southerly margin of Bonnaridge Drive and extends beck between lines measuring 150.1 feet on the Westerly side and 149.0 feet on the Easterly side to a dead line in the rear on which it measures 91.55 feet.

Being the same property conveyed to Robert D. Barnhart and wife, Rubye K. Barnhart by Warranty Deed from J. Claud Smith and wife, Billie Katherine Smith, recorded on the 6th day of September, 1960 in Deed Book 3129, Page 29, in the Register's Office of Davidson County, Tennessee.

Rubye K. Barnhart having died on December 17th, 2007 in Davidson County, Tennessee. Her interest in said property having passed to Robert D. Barnhart as the surviving tenant by the entirety.

Robert D. Barnhart having died intestate September 13th, 2017 in Davidson County, Tennessee. Robert Donald Barnhart, II, Beth Cox and Donna Carrigan being his surviving heirs at law. See Affidavit of Heirship of record in Instrument No. 20180604-0053343, in the Davidson County Register of Deeds.

Subject property is not the marital residence of Grantors.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HERMITAGE HILLS SUBDIVISION, SECTION 1, as recorded in Plat Book 2900, Page(s) 48-49.

This is improved property located at 308 Bonnaridge Drive Hermitage, TN 37076.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of May, 2018.

Robert Donald Barnhart, II

Beth Cox

Donna Carrigan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert Donald Barnhart, II, Beth Cox, and Donna Carrigan, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2018.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018