Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE#: JM-BHHS-18-4341

NEW OWNER:

Lauren D Bellflower
4341 Hopewood Drive
Nashville, TN 372114864

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: 18-0289

147-08-0-199.00

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 101967 **DEEDWARR**
06/07/2018 12:40:53 PM 3 pgs
Fees: $18.00 Taxes: $554.63
20180607-0054787

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Forty-Nine Thousand Nine Hundred and 00/100 Dollars ($149,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JOHN BLACKWELL**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **LAUREN D. BELLFLOWER, A SINGLE WOMAN**("Grantee"), her 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. 24 on the Plan of Revision to Lots 19 thru 24 on the Plan of Section 4, Beverly Heights of record in Plat Book 5190, Page 471, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John Blackwell by Warranty deed from Estate of Billy T. Ingram of record in Instrument No. 20150911-0092522 Register's Office for Davidson County, Tennessee, dated September 09, 2015 and recorded on September 11, 2015.

Being also known as 4341 Hopewood Drive Nashville, Tennessee 372114864.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her 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 4th day of **June, 2018**.

JOHN 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 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 4th day of **June, 2018**.

NOTARY PUBLIC

My commission expires: 10.6.21

DANIELLE IMBAR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

****

State of Tennessee Davidson County :

The actual consideration or value, whichever is greater, for this transfer is $ **149,900.00** .

Jordan L. Myers

AFFIANT

Sworn to and subscribed to before me this 4th day of **June, 2018.**

Dana Delworth

NOTARY PUBLIC

My commission expires: 4/6/20

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020