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

CRT File: 180415885

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $-0-.

Affiant

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

Notary Public

My Commission Expires:

SEAL: KINGREY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Bill Garrett
Batch# 106468
06/19/2018 12:35:32 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs

20180619-0058945

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William M. Blackwell and Donna France 308 Bonnaridge Drive Hermitage, TN 37076	New Owner	075-13-140.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged **William M. Blackwell, an unmarried man** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **William M. Blackwell and Donna France, both unmarried as joint tenants with rights of survivorship** their heirs and assigns all of his rights, title and interest in the real property in the County of Davidson, State of Tennessee, and 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.

Being the same property conveyed to William M. Blackwell, an unmarried man by Warranty Deed recorded in Instrument No. 20180604-0053344, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 308 Bonnaridge Drive Hermitage, TN 37076.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2018 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever 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, Grantor has executed this instrument on this 31 day of May, 2018.

William M. Blackwell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **William M. Blackwell,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: _____