Bill Garrett Davidson County
Batch# 114931 DEEDWARR
07/11/2018 03:27:12 PM 2 pgs
Fees: $13.00 Taxes: $1,942.50
20180711-0067225

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT180500213

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 9th day of July, 2018

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anne Killough Guthrie and James Edward Guthrie 1500 Stratton Avenue Nashville, TN 37206	1st M BANK 50 FRANKLIN ST CLARKSVILLE, TN 37040	083-05-0-430.00

FOR AND IN 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,

Robert Benton Blackwell, an unmarried man and Thomas Edward Dill, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Anne Killough Guthrie and James Edward Guthrie, Wife and Husband

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 the westerly 100.0 feet of Lot No. 13 on the Map showing Olivia W. Sharpe's Second Addition to Nashville of record in Book 421, page 176, Register's Office for Davidson County, Tennessee.

BEGINNING at the southeast corner of 15th Street and Stratton Avenue, being the northwest corner of said Lot No. 13; thence with the easterly margin of said Street, southerly 71.0 feet to the southwest corner of said Lot; thence with the south line of said Lot, easterly 100.0 feet; thence northerly and parallel with said Street, 71.0 feet, more or less, to the southerly margin of Stratton Avenue; thence with the southerly margin of said Avenue, westerly 100.0 feet to the beginning.

BEING the same property conveyed to Robert Benton Blackwell and Thomas Edward Dill, as joint tenants with rights of survivorship, by Quitclaim Deed from Robert Benton Blackwell, through Mitchell A. Watts, Trustee, dated 1/18/1991 and recorded 1/23/1991 in Book 8280, Page 108; and being the same property previously conveyed to Robert Benton Blackwell, unmarried, by Warranty Deed from Hal A. Cauthron and wife, Nancy R. Cauthron, dated 6/10/1988 and recorded 6/14/1988 in Book 7572, Page 195, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **1500 Stratton Avenue, Nashville, TN 37206**
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 our hands this 9th day of July, 2018.

Robert Benton Blackwell

Thomas Edward Dill

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 Robert Benton Blackwell and Thomas Edward Dill the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of July, 2018.

Commission Expires:_____

Notary Public

