NEW OWNER:

Christopher Rambo
410 E. Trinity Lane
Nashville, TN 37207

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 18-0384

Space for Recorder's Stamp

Karen Y Johnson Davidson County
Batch# 139112 **DEEDWARR**
09/11/2018 10:06:06 AM 3 pgs
Fees: $18.00 Taxes: $1,331.63

20180911-0089837

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Fifty-Nine Thousand Nine Hundred and 00/100 Dollars ($359,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JOHN S. BLACKWELL, A MARRIED MAN** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **CHRISTOPHER RAMBO,** single ("Grantee"), his 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. 102 on the Plan of Joywood Subdivision of Nashville of record in Book 974, Page 45, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 102 fronts 50 feet along the Southerly margin of Trinity Lane and runs back 175.9 feet on the Easterly line and 175.75 feet on the Westerly line to a line at the rear measuring 50 feet thereon.

Included in the above description, but expressly excluded here from is the following out-conveyance in deed recorded on Book 8399, Page 670 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John S. Blackwell by Warranty Deed from John Lee Ladd and Vickie A. Ladd Covel of record in Instrument No. 20170717-0071473, Register's Office for Davidson County, Tennessee, dated July 11, 2017 and recorded on July 17,

Being also known as 410 E Trinity Ln, Nashville, Tennessee 37207

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his 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 17th day of **September, 2018.**

JOHN S. 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 S. 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 17th day of **September, 2018.**

NOTARY PUBLIC

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My commission expires: 10.6.21

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The actual consideration or value, whichever is greater, for this transfer is $ **359,900.00** .

AFFIANT

Sworn to and subscribed to before me this 7th day of **September, 2018.**

NOTARY PUBLIC

My commission expires: 12/15/21

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON