WARRANTY DEED

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of September, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Katelyn Banyay		52-06-78.00
(NAME)	(NAME)	Karen Y Johnson Davidson County
732 Tahlena Avenue	NEW OWNER	Batch# 139844 DEEDWARR
(ADDRESS)	(ADDRESS)	09/12/2018 08:56:01 AM 2 pgs
Madison, TN 37115		Fees: $13.00 Taxes: $943.50
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20180912-0090292

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Annette Katrinka Blackwell, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Katelyn B. Banyay, unmarried,** 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows: Being Northern 75 feet of Lot No. 67 and Southerly 25 feet of lot No. 68 on the Map of Madison Heights Subdivision, Section 1, of record in Book 1424, page 6, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 67 and 68 front together 100 feet on the Westerly side of Tahlena Avenue and run back 260 feet, more or less, on the Northerly line and 248 feet, more or less, on the Southerly line to the Easterly line of Lots No. 61 and 62, measuring 100 feet thereon.

Being the same property conveyed to Annette K. Balckwell and husband Leslie Edward Blackwell by deed from Robert B. Tishaw and wife, Tamara Tishaw dated June 21, 2007 and filed for record July 5, 2007 as Instrument No. 20070705-0080005 and vested to Annette Katrinka Blackwell by Final Decree filed for record March 9, 2018 as Instrument No. 20180309-0022331, Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on the plan of record in Plat Book 1424, page 6, Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

Taxes have been prorated and assumed by the Grantee(s).

unimproved ☐

This is improved ☑ property, known as 732 Tahlena Avenue, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 6th day of September, 2018.

Annette Katrinka Blackwell

Annette Katrinka Blackwell

State of Tennessee
County of Davidson

Personally appeared before me Annette Katrinka Blackwell, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 6th day of September, 2018.

Notary Public Judith C. Jacobs
My Commission Expires: 1-20-20

File No.: 201808019

