RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1811053

Karen Y Johnson Davidson County
Batch# 147373 DEEDWARR
10/01/2018 01:55:12 PM 2 pgs
Fees: $13.00 Taxes: $804.38

20181001-0097180

**WARRANTY DEED**

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD Exp. 4-13-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,400.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of September, 2018.

Katherine Warren
NOTARY PUBLIC

My commission expires: 4-13-22

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mitchell M. Singer<br>2120 Lebanon Pike #94<br>Nashville, TN 37210 | Same address as new owner | 095-05-0-B-086.00 CO |

FOR AND IN CONSIDERATION of the sum of Two Hundred Seventeen Thousand Four Hundred and 00/100 Dollars ($217,400.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JAMES P. BLACKHAM AND WIFE, VERONICA C. BLACKHAM**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **MITCHELL SINGER**, a single man, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 94, Easthaven Townhomes, as shown on plat of record in Exhibit A of Instrument 20010806-0083543, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to James P. Blackham and wife, Veronica C. Blackham, by Warranty Deed from John W. Payne and wife, Mae E. Payne, as co-trustees of each of the John W. Payne Trust dated November 29, 2011 and the Mae E. Payne Trust dated November 29, 2011, dated 4/18/2014, recorded 4/21/2014, of record in Instrument No. 20140421-0032752, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 2120 Lebanon Pike #94, Nashville, TN 37210, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 21st day of September, 2018.

James P. Blackham

**JAMES P. BLACKHAM**
**BY MARK BLACKHAM, ATTORNEY-IN-FACT**
By _____, Attorney-In-Fact

Veronica C. Blackham

**VERONICA C. BLACKHAM**
**BY MARK BLACKHAM, ATTORNEY-IN-FACT**
By _____, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Mark Blackham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument on behalf of James P. Blackham and Veronca C. Blackham, at their attorney-in-fact, and that he executed the same for the purposes therein contained, as the free act and deed of James P. Blackham and Veronica C. Blackham.

WITNESS my hand and seal, this the 21st day of September, 2018.

_____
Notary Public

Benton Smith
Printed Notary Name

My commission expires: 1-8-19

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires