WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$349,900.00** Affiant Subscribed and sworn to before me, this the 24th day of October, 2018. Notary Public My commission expires: 11-5-19 (AFFIX SEAL)

Karen Y Johnson Davidson County
Batch# 154458 **DEEDWARR**
10/26/2018 02:44:51 PM 2 pgs
Fees: $13.00 Taxes: $1,294.63

20181026-0106412

TABATHA EDWARDS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
John F. Blackwood	New Owner	**Map 115-01-0 Parcel 010.00**
923 Rodney Drive		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Brian C. Shonesy aka Brian Christopher Shonesy, married

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

John F. Blackwood, a single man

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 Lot No. 42, on the Plan of Brook Meade Addition, Section II, of record in Plat Book 2663, Page 59, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Brian C. Shonesy and wife, Katherine Liles Shonesy, by Deed dated June 20, 2011 from William J. Green and wife, Tory Green, of record in Instrument No. 20110622-0047702, Register's Office for Davidson County, Tennessee. The said Brian C. Shonesy, also known as Brian Christopher Shonesy, and Katherine Liles Shonesy having since divorced, and the property was awarded to Brian Christopher Shonesy by Final Decree of Divorce filed in the Third Circuit Court for Davidson County, Tennessee, at Nashville, Docket No. 14D-14, dated September 14, 2016. Brian C. Shonesy has since remarried and is now married to Alicia Ann Cardinal.

Alicia Ann Cardinal, spouse of the above named Brian C. Shonesy, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 2663, Page 59, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__x__) Unimproved (____) property, known as **923 Rodney Drive, Nashville, TN 37205**

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 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 hand(s) this **24th** day of **October, 2018.**

Brian C. Shonesy aka Brian Christopher Shonesy

Alicia Ann Cardinal

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Brian C. Shonesy aka Brian Christopher Shonesy and Alicia Ann Cardinal,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **24th** day of **October, 2018.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21

Return To:
MAGNOLIA
TITLE & ESCROW
1104 Fatherland Street
NASHVILLE, TN 37206