NEW OWNER:

PETER MORET
1801 NEWMAN ROAD
ROCKVALE, TN 37153

SEND TAX BILLS TO:

CEDARSTONE BANK
900 WEST MAIN STREET
LEBANON, TN 37087

Map & Parcel 08313032400

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 19-0011

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 190580 **DEEDWARR**
02/01/2019 08:35:04 AM 3 pgs
Fees: $18.00 Taxes: $999.84

20190201-0009608

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Seventy Thousand Two Hundred Twenty-Five and 00/100 Dollars ($270,225.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JOHN S. BLACKWELL** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **PETER MORET and KATHY MORET, husband and wife**, ("Grantee"), their heirs 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 located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 150 of Block "P" on the Plan of Lindsley Home Place, as shown on the plat of the same of record in Plat Book 2, Page 92, in the Chancery Court for Nashville, Tennessee, to which plat specific reference is hereby made for a more particular description of said property. Said Lot No. 150 of Block "P" fronts 50 feet on the Southerly side of Lillian Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to JOHN S. BLACKWELL, a married man by Warranty Deed from Otto Middlebrooks, unmarried and Bernice F. Middlebrooks, unmarried, dated March 5, 2018, and of record in Instrument No. 20180328-0029132, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY which has the address of **1406 LILLIAN STREET, NASHVILLE, TN 37206**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their 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 matters shown on the plat of record at Plat Book 2, Page 92, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be assumed by Grantee.

WITNESS MY SIGNATURE hereto this 29th day of January, 2019.

JOHN S. BLACKWELL

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, 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, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of January, 2019.

NOTARY PUBLIC

My commission expires:



****

The actual consideration or value, whichever is greater, for this transfer is **$270,225.00** .

AFFIANT

Sworn to and subscribed to before me this 29th day of January, 2019.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022