PREPARED BY: DONOHO, TAYLOR & TAYLOR, ATTORNEYS
204 Court Street
Hartsville, Tennessee 37074

018-12-0A-055.00

District ____ Map _____ Group _____ Control Map _____ Parcel _____

JOY REDNER
to
JOHN BLACKWELL

Address of New Owner
And Mail Tax Notices to:

3080 Leeville Pk
Lebanon, TN 37090

Karen Johnson Davidson County
Batch# 231284 DEEDWARR
05/17/2019 10:00:23 AM 2 pgs
Fees: $13.00 Taxes: $703.00

20190517-0046639

WARRANTY DEED

For and in consideration of the sum of One Hundred Ninety Thousand ($190,000.00), cash in hand paid, the receipt of which is hereby acknowledged, I, JOY REDNER, have bargained and sold, and by these presents do transfer and convey unto the said JOHN BLACKWELL, his heirs and assigns, a certain tract or parcel of land in the District of Davidson County, Tennessee, as follows:

> Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Emerald Cove, a Planned Unit Development of record in Book 6900, page 630-631, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby for a more complete and accurate legal description.
>
> This is the same property which was conveyed to Joy Redner from Tatyana Y. Gann by deed dated September 19, 2017, of record in Instrument No. 20170920-0096609, Register's Office of Davidson County, Tennessee.
>
> 2019 taxes will be prorated. 2020 and subsequent taxes will be the responsibility of the purchaser.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said JOHN BLACKWELL, his heirs and assigns, forever.

And I do covenant with the said conveyee that I am lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unencumbered, EXCEPT for applicable building and zoning regulations, all visible easements, and any restrictions of record.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said conveyee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand, this 10 day of May, 2019.

Joy Redner
JOY REDNER

STATE OF TN

COUNTY OF Trousdale

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOY REDNER, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Hartsville (City), TN (State), this 10 day of May, 2019.

Ashlee Scott
NOTARY PUBLIC

ASHLEE SCOTT STATE OF TENNESSEE NOTARY PUBLIC TROUSDALE COUNTY

My commission expires: 4-26-23

STATE OF TN
COUNTY OF Trousdale

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $190,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me, this the 10 day of May, 2019.

Ashlee Scott
REGISTER OR NOTARY PUBLIC

ASHLEE SCOTT STATE OF TENNESSEE NOTARY PUBLIC TROUSDALE COUNTY

My Commission Expires: 4-26-23