Box 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 235100 DEEDWARR
05/28/2019 11:00:37 AM 2 pgs
Fees: $13.00 Taxes: $1,443.00

20190528-0050011

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $390,000.00

(AFFIANT)

SUBSCRIBED AND SWORN TO ME ON THE 24TH DAY OF MAY, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1/17/21

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-1005LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Michael Earl Blackmon and Debra Miller Blackmon	PMT Processing	
809 Cammack Ct	P.O. Box 79041	115-09-034.00
Nashville, TN 37205	Baltimore, Maryland 21279	

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

LINDA GROVES, AN UNMARRIED WOMAN*

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

MICHAEL EARL BLACKMON AND DEBRA MILLER BLACKMON, HUSBAND AND WIFE

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. 111 on the Plan of West Meade Hills, Section 4, as of record in Book 3300, Page 46, Register's Office for said County.

Said Lot No. 111 fronts 115 feet on the Northeasterly side of Cammack Court and extends back 599.9 feet on the Southeasterly line and 568.2 feet on the Northwesterly line, which is a broken line to a dead line, measuring 176.6 feet thereon.

Being the same property conveyed to Edwin A. Groves* and wife, Linda Groves by Warranty Deed from Charles H. Hall and wife, Patricia A. Hall, recorded on the 4th day of May, 1979 in Deed Book 5431, Page 162, in the Register's Office of Davidson County, Tennessee.

* Edwin A. Groves, having passed away on January 18th, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST MEADE HILLS, SECTION 4, as recorded in Plat Book 3300, Page(s) 46.

This is improved property known as 809 Cammack Ct, 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 in 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 hand on the 24th day of May, 2019.

Linda Groves

Linda Groves

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, LINDA GROVES, the within named grantors, with whom I am personally acquainted (or who proved to me their identity 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 Franklin, Tennessee, this 24th day of May, 2019.

Notary Public

My Commission Expires: _____

