NEW OWNER:
Harold Christian Roche
1208 Preston Drive
Nashville, TN 37206

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 19-506

MAP & PARCEL
083-04-3A-005.00-CO

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 317331 DEEDWARR
11/19/2019 10:14:30 AM 4 pgs
Fees: $23.00 Taxes: $1,443.00
20191119-0119259

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **THREE HUNDRED NINETY THOUSAND AND 00/100 DOLLARS ($390,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **John S. Blackwell, individually** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Harold Christian Roche, an unmarried man** ("Grantees"), their successors 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 in Davidson County, Tennessee, being Unit No. 5 of the Carter Preston Townhomes, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for Carter Preston Townhomes of record in Instrument No. 20160429-0042154, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of Carter Preston Townhomes, as shown on Exhibit "B" to the Declaration of record in Instrument No. 20160429-0042154, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

Being a portion of the same property conveyed to John S. Blackwell, individually by Warranty deed from Trustees of Porter Heights Baptist Church by and thru Dave Johnson, Trustee and Fred Donaldson, Pastor of record in Instrument No. 20150731-0075463 Register's Office for Davidson County, Tennessee, dated July 27, 2015 and recorded on July 31, 2015.
Being also known as 1208 Preston Drive Nashville, TN 37206.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors 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 any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 15th day of **November, 2019**.

John S. Blackwell

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, 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), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of **November, 2019**.

NOTARY PUBLIC

My commission expires: 4/22/23

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **390,000.00**.

AFFIANT

Sworn to and subscribed to before me this 15th day of **November, 2019**.

NOTARY PUBLIC

My commission expires: 4/22/23

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Todd A. Tressler II, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Danielle Imbaratto, a notary public for this county and
Notary's Name

state, Todd A. Tressler II, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 10-6-21

NOTARY'S SEAL

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).