WARRANTY DEED

Karen Johnson Davidson County
Batch# 324828 DEEDWARR
12/04/2019 01:56:04 PM 2 pgs
Fees: $13.00 Taxes: $536.50

20191204-0125125

Y-BL-19-504

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEPHANIE DOME NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John Blackwell	**New Owner**	
(NAME)	(NAME)	**076-01-0-019.00**
3080 Leeville Pike		
(ADDRESS)	(ADDRESS)	
Lebanon, TN 37090		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSEPH W. WILLIAMS, JR. SUJITTRA WILLIAMS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN BLACKWELL, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 2 on the Plan of Section One, Sunset Park of record in Plat Book 4300, Page 185, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joseph W. Williams, Jr., unmarried by Quitclaim deed from Joseph W. Williams and wife, Addie Jo Williams of record in Instrument No. 20071005-0119074 Register's Office for Davidson County, Tennessee, dated October 04, 2007 and recorded on October 05, 2007.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 4300, Page 185, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 4639, Page 264 and amended in Book 4663, Page 21, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **504 Tulip Grove Rd, Hermitage, Tennessee 37076**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 25th DAY OF NOVEMBER, 2019.

Joseph W. Williams, Jr. by Sujittra Williams, Attorney-In-Fact

Joseph W. Williams, Jr. by Sujittra Williams, Attorney-In-Fact

Sujittra Williams

Sujittra Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUJITTRA WILLIAMS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOSEPH W. WILLIAMS, JR., and who acknowledged he/she/they executed the same as the free act and deed of the said JOSEPH W. WILLIAMS, JR..

Witness my hand and official seal, this the 25th of November, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 25th of November, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212