Karen Johnson Davidson County
Batch# 381191 DEEDWARR
04/02/2020 12:30:01 PM 2 pgs
Fees: $13.00 Taxes: $647.50

20200402-0035547

WARRANTY DEED

April G. Nichols State of Tennessee Notary Public Williamson County

2020-1699

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Arthur Blackburn
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27th day of February, 2020.

(Affix Seal)
Notary Public
My Commission Expires: 6-24-2023

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Yaminah Mitchell 3245 Lakeford Drive Nashville, TN 37214	NEW OWNER	108-12-0-092.00

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, I/we, **Arthur K. Blackburn**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Yaminah Mitchell**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LOT NO. 57-B ON THE PLAN OF ZONE LOT DIVISION, LOT 37, 57, EAST LAKE SUBDIVISION, SECTION IV OF RECORD IN PLAT BOOK 5800, PAGE 245, AMENDED IN PLAT BOOK 5200, PAGE 579, 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 Arthur K. Blackburn by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company of record as Instrument No. 20191107-0115017, Register's Office for Davidson County, Tennessee, dated November 1, 2019 and recorded on November 7, 2019.

( ) unimproved
This is (X) improved property know as 3245 Lakeford Drive, Nashville, TN 37214.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 27th day of February, 2020.

Arthur K. Blackburn

Arthur K. Blackburn

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Arthur K. Blackburn, the bargainor(s), 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, this 27th day of February, 2020.

Notary Public
My Commission Expires: 6-24-2023

