Warranty Deed

BILL GARRETT, Davidson County
Trans:T20130007512 DEEDWARR
Recvd: 01/28/13 14:36 2 pgs
Fees:13.00 Taxes:240.50
20130128-0008892

GRANTOR: JOANNA HENDERSON BLACKWELL, *Individually*

SEND TAX NOTICES TO: THOMAS R. BLACKWELL, JR.
1105 North 14th Street
Nashville, TN 37206

MAP/PARCEL NO.: 08301034300

GRANTEE: THOMAS R. BLACKWELL, JR., *Individually*
1105 North 14th Street
Nashville, TN 37206

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The undersigned, being first duly sworn, makes oath that the consideration for this transfer is $65,000.00

Joanna Henderson Blackwell
JOANNA HENDERSON BLACKWELL, *Individually*

SWORN TO and SUBSCRIBED BEFORE ME this 24th day of January, 2013.

George H. Cate, Jr.
GEORGE H. CATE, JR., *Notary Public*

My Commission Expires: 03/04/13

(SEAL)

GEORGE H. CATE, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires MAR. 4, 2013

This instrument prepared by: George H. Cate, Jr., Esq., 95 White Bridge Road, Suite 503, Nashville, TN 37205 (615) 352-8677

For and in consideration of the sum of Sixty-Five Thousand and No/100 Dollars ($65,000.00), **JOANNA HENDERSON BLACKWELL, *Individually***, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **THOMAS R. BLACKWELL, JR., *Individually***, hereinafter called the *Grantee*, his heirs and assigns, a certain tract or parcel of land described as follows:

Being Lot No. 8 on the Plan of Martha Martin Lands, as of record in Plat Book 161, page 101, Register's Office for Davidson County, Tennessee, and formerly of record in Book 8, pages 441 and 442 said Register's Office, described according to a survey made by Ralph W.C. Lambert, Surveyor, May 3, 1952, as follows:

Beginning at the southeast corner of Roberts Avenue and North 14th Street; thence with the easterly margin of North 14th Street, southwardly 96 feet to a point 81.55 feet North of the northerly margin of Sharpe Avenue; thence eastwardly 106.5 feet to the westerly line of the property conveyed to Christopher D. Denton and wife, by deed from Norma Beasley Reed Wilburn, of record in Book 2301, page 83, said Register's Office, at a point 81.5 feet North of the northerly margin of Sharpe Avenue; thence with said line northwardly 95 feet to the southerly margin of Roberts Avenue; thence with said avenue westwardly 97.5 feet to the beginning.

Being the same property conveyed by Quitclaim Deed from Joanna H. Blackwell, Executrix of the Estate of Monica Len Blackwell, Deceased (Davidson County, Tennessee Probate Docket No. 12P-1317) to Joanna H. Blackwell, Individually, of record as Instrument Number 20130128-0008891, Register's Office for Davidson County, Tennessee.

This is the same property commonly known as 1105 North 14th Street, Nashville, Davidson County, Tennessee 37206.

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises.

To have and to hold the said property, together with all appurtenances and hereditaments thereunto belonging, or in any wise appertaining to the *Grantor*, her heirs and assigns, forever.

Grantor does further covenant with said *Grantee* that she is lawfully seized and possessed of said land in fee simple, that the *Grantor* has a good right to convey it, and the same is unencumbered except as otherwise herein set out. The *Grantor* does further covenant and bind herself individually, her successors and assigns, to warrant and forever defend the title to the said land to the said *Grantee*, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand on this 24th day of January, **2013.**

Joanna Henderson Blackwell

JOANNA HENDERSON BLACKWELL, ***Individually***

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **JOANNA HENDERSON BLACKWELL,** ***Individually***, the *Grantor*, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 24th day of January, **2013**.

George H. Cate Jr.

GEORGE H. CATE, JR., ***Notary Public***

My Commission Expires: 03/04/13
(S E A L)



My Commission Expires MAR. 4, 2013