BILL GARRETT, Davidson County
Trans:T20130078047 DEEDWARR
Recvd: 09/09/13 15:36 2 pgs
Fees:13.00 Taxes:425.50
20130909-0095157

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $115,000.00 Affiant Subscribed and sworn to before me, this the 6th day of September, 2013. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Cody Blackwell	New Owner	
943 Russell Street, Ste. D		083-08-0-084
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MELINDA A. DEMENT, A MARRIED WOMAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CODY BLACKWELL, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 104 on the Plan of Rosewood Heights, Section 3 of record in Plat Book 2133, Page 66, 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 Melinda A. Dement, an unmarried person by Quitclaim Deed from Rhett C. Chandler, Trustee of record in Instrument Number 20130424-0040502, Register's Office for Davidson County, Tennessee, dated March 12, 2013 and recorded on April 24, 2013.

Being the same property previously conveyed to Helen F. Huey by Quitclaim Deed from Melinda A. Dement of record in Instrument Number 20120202-0009663, Register's Office for Davidson County, Tennessee, dated January 18, 2012 and recorded on February 2, 2012. Said Helen F. Huey having since died. See also Probate of Helen F. Huey, deceased, in The Seventh Circuit Court for Davidson County, Tennessee, Case No. 12P1392.

Being the same property previously conveyed to Melinda A. Dement, an unmarried person by Quitclaim Deed from Helen F. Huey, unmarried of record in Instrument Number 20040105-0001171, Register's Office for Davidson County, Tennessee, dated December 31, 2003 and recorded on January 5, 2004.

*Neither Grantor nor Grantor's spouse ever resided in the above described real property.

Being the same property previously conveyed to Joe R. Huey and wife, Helen F. Huey by Warranty Deed from George W. Dobbins and wife, Mary D. Dobbins of record in Book 2808, Page 235, Register's Office for Davidson County, Tennessee, dated September 29, 1958 and recorded on October 9, 1958. Said Joe R. Huey having since died.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 924 Potter Lane, Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 6th day of September, 2013.

Melinda A. Dement

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 6th day of September, 2013.

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY