BILL GARRETT, Davidson County
Trans:T20150044590 DEEDWARR
Recvd: 06/05/15 15:03 2 pgs
Fees:12.00 Taxes:0.00
20150605-0053160

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Jeffrey T. Blackwell, and wife, Dorothy A. Blackwell, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey Jeffrey T. Blackwell and Dorothy A. Blackwell, co-Trustees of the Blackwell Family Trust UAD May 8, 2015, a revocable trust, whose tax mailing address is 2499 Canterbury Road Cleveland Heights, Ohio 44118 hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 73 on the Plan of Versailles Townhomes Condominiums, Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code annotated, and as established by a Master Deed of record in Book 5168, Page 944, and as amended in Book 7770, Page 955, and in Book 8434, Page 719, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Jeffrey T. Blackwell and Dorothy A. Blackwell by deed dated May 31, 2007 from Shannon N. Hendry and husband, Jason T. Ryan of record in Instrument No. 20070705-0079881, Register's Office for Davidson County, Tennessee.

Map and Parcel: 117 03 0A 073.00

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property is known as: 3000 Hillsboro Pike, Unit 73, Nashville, TN, 37215 and owned by Jeffrey T. Blackwell and Dorothy A. Blackwell, co-Trustees of the Blackwell Family Trust UAD May 8, 2015, a revocable trust.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, arid the use of any gender shall be applicable to all genders.

WITNESS THE EXECUTION HEREOF this 8th day of May, 2015

Jeffrey T. Blackwell

Dorothy A. Blackwell

STATE OF OHIO) SS:
COUNTY OF GEAUGA)

Personally appeared before me, a Notary Public for said county and state, Jeffrey T. Blackwell and Dorothy A. Blackwell, who acknowledged that they did sign this instrument, and that it is their free act and deed in Chesterland, Ohio this 8 day of May 2015.

Notary Public

SCOTT A. LARRICK, Attorney At Law
Notary Public, State Of Ohio
My Commission Has No Expiration
Sec. 147.03 RC

SCOTT A. LARRICK NOTARY PUBLIC STATE OF OHIO

Prepared by:
Jeffrey Blackwell
2499 Canterbury Road
Cleveland Hts., OH 44118