BILL GARRETT, Davidson County
Trans:T20150066252 DEEDWARR
Recvd: 08/10/15 13:02 5 pgs
Fees:27.00 Taxes:0.00
20150810-0079680

THIS DOCUMENT PREPARED BY **JEFFREY MOBLEY** Howard Mobley Hayes & Gontarek, PLLC 2319 Crestmoor Road Nashville, Tennessee 37215 (615) 627-4444	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(F).**

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Elizabeth Blackwell, Trustee 2517 Miami Avenue Nashville, Tennessee 37214	SAME	052 13 0 032.00 052 13 0 035.00 052 13 0 036.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Elizabeth Blackwell, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Elizabeth Blackwell, Trustee of The Elizabeth Blackwell Living Trust, established by the Revocable Trust Agreement of Elizabeth Blackwell dated July 29, 2015**, as amended from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, all of the Grantor's right, title and interest in and to real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

New legal descriptions were not prepared for this transaction. The legal descriptions are the same as the previous instruments of record.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantees.

2. Any matters of record.

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's successors, heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said real property, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantee, the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 29th day of July, 2015.

Elizabeth Blackwell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elizabeth Blackwell, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand at office, this 29th day of July, 2015.

My Commission Expires:

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires January 8, 2019

Notary Public

EXHIBIT A

Legal Description

052 13 0 032.00
2523 Miami Avenue, Nashville, Tennessee 37214

Land in Davidson County, Tennessee, being Lots Nos. 6 and 7 on the Plan of M. C. McCauley's Subdivision, as of record in Book 547, page 123, Register's Office for said County.

Said Lots adjoin and front together 100 feet on the westerly side of Miami Avenue and run back 225 feet, more or less on the north line of Lot No. 7, and 225 feet, more or less on the south line of Lot No. 6, to the low water mark of the Cumberland River on which they measure 100 feet, more or less.

Being the same property conveyed to Betty J. Holt by deed from William Decker of record in Book 5974, page 429, Register's Office for Davidson County, Tennessee.

This conveyance is subject to an easement of record in Book 11314, page 663, Register's Office for Davidson County, Tennessee.

Betty J. Holt and Elizabeth Blackwell are one and the same person.

This is improved property known as 2523 Miami Avenue, Nashville, Tennessee 37214.

052 13 0 035.00
2517 Miami Avenue, Nashville, Tennessee 37214

TRACT NO. 1
Land in Davidson County, Tennessee, being the northerly part of Lot No. 4 on the plan of M. C. McCauley's Subdivision of part of Lot No. 7 of the Robert Young Farm as of record in Book 547, page 123, Register's Office for Davidson County, Tennessee, and more particularly described as follows: Beginning at an iron pin in the westerly margin of Miami Avenue said pin being the southeast corner of the Betty Ruth Massey Lot; thence with the Massey line N. 86 deg. 30' W. 173.00 feet to the waters edge of the Cumberland River; thence with said waters edge S. 5 deg. 59' W. 42.00 feet to a point; thence S. 84 deg. 00' E. 175.00 feet to an iron pin in the western Right-of-Way of Miami Avenue; thence with said Right-of Way, N. 3 deg. 30' E. 50 feet to the point of beginning; said tract containing 0.18 acres more or less, according to as survey by A & A Engineers dated August 21, 1980.

TRACT NO. 2
Land in Davidson County, Tennessee, being the southerly half of Lot No. 5 on the Plan of M. C. McCauley's Subdivision of part of Lot No. 7 of the Robert Young Farm, as of record in Book 547, page 123, Register's Office for said County and more partiuclarly described according to a survey by A & A Engineering, Inc., dated August 21, 1980 as follows: Beginning at an iron pin in the westerly margin of Miami Avenue, said pin being the southeast corner of the Betty Ruth Massey lot of record in Book 3576, page 569; thence N. 86 deg. 30' W. 173 feet to the waters edge of the Cumberland River; thence N. 5 deg. 59' E. 57.50 feet to a point; thence S. 84 deg. E. 175 feet to a point in the westerly margin of Miami Avenue; thence with said Margin 50 feet to the point of beginning.

Being the same property conveyed to Charles Ledger Blackwell and wife, Betty Jones Blackwell, by deed from Leslie E. Jameson and wife, Guerry M. Jameson, of record in Book 8968, page 104, Register's Office for Davidson County, Tennessee.

Betty Jones Blackwell and Elizabeth Blackwell are one and the same person.

Charles Ledger Blackwell died on April 27, 2013.

This is improved property known as 2517 Miami Avenue, Nashville, Tennessee 37214.

052 13 0 036.00
2513 Miami Avenue, Nashville, Tennessee 37214

Land in Davidson County, Tennessee, being the northerly 25 feet of Lot No. 4 Map of McCauley's Subdivision of part of Lot No. 7 of the Robert Young Farm, of record in Book 547, page 123, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles Blackwell and wife, Betty Blackwell, by deed from Lois S. Morrow and husband, Gordon E. Morrow, of record in Book 9462, page 718, Register's Office for Davidson County, Tennessee.

Betty Blackwell and Elizabeth Blackwell are one and the same person.

Charles Blackwell died on April 27, 2013.

This is improved property known as 2513 Miami Avenue, Nashville, Tennessee 37214.