NEW OWNER:

John Blackwell
3080 Leeville Pike
Lebanon, TN 37089

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 15-0782

Map 147 Group 08-0 Parcel 199.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20150077524 DEEDWARR
Recvd: 09/11/15 13:21 3 pgs
Fees:18.00 Taxes:203.50
20150911-0092522

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Fifty-Five Thousand and 00/100 Dollars ($55,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ESTATE OF BILLY T. INGRAM** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JOHN BLACKWELL** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Revision to Lots 19 thru 24 on the Plan of Beverly Heights, Section 4, of record in Book 5190, Page 471, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

BEING the same property conveyed to Billy T. Ingram and wife, Joyce R. Ingram, by Warranty Deed from Cheryl K. Sanford, unmarried, dated June 3, 1992, and of record in Book 8646, Page 572. Also see Order in 15P-846, Register's Office for Davidson County, Tennessee. Joyce R. Ingram passed away on _____, and had remained married to Billy T. Ingram, without intervening legal separation or divorce from the time of acquisition of this property until his passing, thereby vesting all ownership interest in Billy T. Ingram, the surviving tenant by the entirety. Billy T. Ingram passed away testate on December 29, 2014. Probate for Billy T. Ingram was opened and the Last Will and Testament of Billy T. Ingram was admitted in the Probate Court for Davidson County, Tennessee on June 03, 2015, Docket No. 15P-846. Such Last Will and Testament left all real property to Kierstyn Rowles as sole beneficiary. Melissa Hebert was appointed Executrix and joins in this conveyance with all beneficiaries named in the above referenced Will.

This is IMPROVED property known as 4341 Hopewood Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 9th day of **September, 2015**.

ESTATE OF BILLY T. INGRAM

By: Melissa Hebert, Executrix

Melissa Hebert, Executrix

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, ESTATE OF BILLY T. INGRAM, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that Melissa Hebert, Executrix of the Estate of Billy T. Ingram, the within-named bargainor, and as such Executrix, being given the authority to so do, executed the within instrument on behalf of the Estate by signing her name as such Executrix.

WITNESS my hand and official seal at office this 9th day of **September, 2015**.

Jessica N. Brooks

NOTARY PUBLIC

My commission expires: 6-13-17

JESSICA N. BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **55,000.00** .

AFFIANT

Sworn to and subscribed to before me this 9th day of **September, 2015**.

ANDREA R. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
SEVIER COUNTY

Andrea Bishop

NOTARY PUBLIC

My commission expires: 3/20/2018