Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $175,000.00. Affiant Subscribed and sworn to before me, this the 24th day of November, 2015. Notary Public My commission expires: 7-2-2018

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 Steven Blackwell	New Owner	
943 Russell Street, Apt. D		084-05-0-024.00
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, **THELMA TANLEY, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CODY BLACKWELL AND STEVEN BLACKWELL**, 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. 2 on the Plan of Tiffany Terrace of record in Plat Book 2854, Page 59, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 101 feet on the westerly side of Tiffany Drive and runs back 231 feet on the northerly line and 200 feet on the southerly line to a dead line in the rear on which it measures 53 feet.

Being the same property conveyed to Thelma Tanley by Warranty deed from Billy G. Harper and wife, Shirley H. Harper of record in Book 4490, page 55, Register's Office for Davidson County, Tennessee, dated March 25, 1971 and recorded on March 31, 1971.

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 2613 Tiffany Drive, 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.

BILL GARRETT, Davidson County
Trans:T20150100130 DEEDWARR
Recvd: 11/24/15 15:22 2 pgs
Fees:13.00 Taxes:647.50
20151124-0119364

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 24th day of November, 2015.

Thelma Tanley by Dorothy Pugh
Attorney in fact

Thelma Tanley by Dorothy Pugh,
Attorney in Fact

Thelma Tanley by Jimmy Desirey
Attorney in fact

Thelma Tanley by Jimmy Desirey,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of November, 2015, before me personally appeared Dorothy Pugh and Jimmy Desirey, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) who executed the foregoing instrument on behalf of Thelma Tanley, as attorney(s)-in-fact, and acknowledged that he/she/they executed the same as the free act and deed of Thelma Tanley.

Witness my hand and seal this 24th day of November, 2015.

J. Brandon Miller
Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018