Davidson County DEEDWARR
Recvd: 12/31/15 11:35 5 pgs
Fees:27.00 Taxes:0.00
20151231-0131551

THIS INSTRUMENT PREPARED BY:
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Kennerly, Montgomery & Finley, P.C.
P.O. Box 442
Knoxville, Tennessee 37901
Phone: (865) 546-7311

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*

RESPONSIBLE TAXPAYER AND OWNER:
Tammy J. Ingram, et al.
84 Jonell Dr.
Nashville, Tennessee 37210
Map & Parcel: 093 11 0 215.00

WARRANTY DEED

THIS INDENTURE, made this 28th day of December, 2015, between GLENDA BLACKMAN DENTON AND EVELYN FAY BLACKMAN, AS SUCCESSOR TRUSTEES of that certain Revocable Trust Agreement of DORIS M. LIGON (formerly known as DORIS MENSER BLACKMAN) dated March 5, 1992, as amended, Grantors, and GLENDA BLACKMAN DENTON AND EVELYN FAY BLACKMAN, joint tenants with the right of survivorship, collectively the Grantees.

W I T N E S S E T H:

That Grantors, for and in consideration of the sum of Ten and no/100 Dollars ($10.00) and for other good and valuable consideration in hand paid by Grantees, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto Grantees an undivided one-half (1/2) interest as joint tenants with right of survivorship in, the following described premises to-wit:

Being Lot No. 4 on the Plan of the subdivision of Lots Nos. 32, 33, and 34 of an unregistered plan of the University of Nashville Lots, as of record in Minute Book "G", page 440, Chancery Court at Nashville.

Said Lot No. 4 fronts 40 feet on the easterly side of Academy Place, formerly Asylum Street, and runs back between parallel lines, with the southerly margin of an alley, 160 feet to another alley.

(Description from prior deed of record.)

BEING the same property conveyed to Carl Douglas Menser and Doris Menser Blackman by Warranty Deed from Verlie Starnes, a widow, dated December 23, 1965, of record in Book 4002, page 508, Register's Office, Davidson County, Tennessee. Doris M. Ligon, formerly known as Doris Menser Blackman, died on July 4, 2015, leaving a Last Will and Testament dated March 5, 1992, including, and as modified by, the First Codicil and Second Codicil to said Last Will and Testament (collectively, the "Last Will and Testament"), which devised her

undivided one-half (1/2) interest in the subject property to the trustee of that certain revocable trust created by the Revocable Trust Agreement of Doris M. Ligon dated March 5, 1992. The Last Will and Testament was admitted to Probate, only as muniment of title, on the 23rd day of November, 2015, in the Probate Division of the General Sessions Court of Jefferson County, Tennessee (Docket No. 0065572). See for reference Instrument No. 20151231-0131418 of record in the Davidson County Register of Deeds Office.

Grantors also convey to Grantees, without warranty, all right, title and interest of Grantors to any streets, alleyways, walkways, roadways, appurtenant easements for access and/or utilities and any strips or gores of land adjacent to, abutting or adjoining the property conveyed hereby on all sides thereof.

This conveyance is made subject to any and all applicable restrictions, easements and building setback lines as are shown in the records of the Davidson County Register's Office, and further to any matter and/or condition which would be disclosed by a current, accurate survey or inspection of the property herein described.

TOGETHER WITH all easements, rights of way, hereditaments, appurtenances and other rights thereto appertaining.

TO HAVE AND TO HOLD the same to the said Grantees, their heirs, successors and assigns, forever.

The legal description of the real estate conveyed herein is the same as set out in the Deed(s) constituting the source of title of this property identified above.

And Grantors, for themselves, their representatives, successors and assigns do hereby covenant with Grantees, their heirs, representatives, successors and assigns, that Grantors are lawfully seized in fee simple of the premises herein conveyed; have full power, authority and right to convey the same; and that Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed as of the date first above written.

GLENDA BLACKMAN DENTON,
SUCCESSOR TRUSTEE

EVELYN FAY BLACKMAN,
SUCCESSOR TRUSTEE

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN OR AS TO ANY OTHER MATTER WHATSOEVER. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER.

STATE OF TENNESSEE

COUNTY OF Knox

Personally appeared before me, the undersigned authority, a notary public, of said county, **GLENDA BLACKMAN DENTON, SUCCESSOR TRUSTEE,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of December, 2015.

Candice E Savage

Notary Public

My Commission Expires: 2/5/2017

CANDICE E. SAVAGE STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

STATE OF TENNESSEE

COUNTY OF Knox

Personally appeared before me, the undersigned authority, a notary public, of said county, **EVELYN FAY BLACKMAN, SUCCESSOR TRUSTEE,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of December, 2015.

Candice E Savage

Notary Public

My Commission Expires: 2/5/2017

CANDICE E. SAVAGE STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

I hereby affirm that this transfer is exempt from real estate transfer taxes pursuant to TCA Section 67-4-409(a)(3)(G).

Affiant

Sworn to and subscribed before me this

28th day of December, 2015.



Notary Public

My Commission Expires: 2/5/2017

True Copy Certification

I, James E. Bondurant, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

James C Bondurant

Signature

State of Tennessee

County of Knox

Personally appeared before me, Sandra Bright, a notary public for this county and state, James E. Bondurant who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sandra Bright

Notary's Signature

My Commission Expires: 2/5/2017

Notary' Seal (if on paper)

