NEW OWNER:

John Blackwell
3080 Leeville Pike
Lebanon, TN 37090

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: 16-0460

Map 061, Group 11-0, Parcel 047.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20160047492 DEEDWARR
Recvd: 06/06/16 12:10 3 pgs
Fees:18.00 Taxes:462.50
20160606-0056796

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Twenty-Five Thousand and 00/100 Dollars** (**$125,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **SYLVIA L. RAMSEY, unmarried** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JOHN BLACKWELL, married** ("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:

A certain tract or parcel of land in Davidson County, Tennessee, being the easterly one-half of Lot No. 24. on the Plan of the Maplewood Manor Subdivision, as of record in Book 547, Page 102, Register's Office for said County.

Said part of Lot No. 24 fronts 50 feet on the southerly side of Virginia Avenue and runs back 263 feet 2 inches in the easterly line and 264 feet and 9 inches more or less, in the westerly line to a dead line, measuring 50 feet thereon.

BEING the same property conveyed to John L. Ramsey and wife, Sylvia J. Ramsey, by Warranty Deed from Janie Summers, Stanley Lawson and Darlene Old, dated February 1, 2007, and of record

in Instrument No. 20070206-0015189, Register's Office for Davidson County, Tennessee. John L. Ramsey has deceased, leaving Sylvia J. Ramsey as sole surviving tenant by the entirety.

This is IMPROVED property known as 918 Virginia Avenue, Nashville, Tennessee 37216.

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 2nd day of **June, 2016**.

Sylvia J. Ramsey

SYLVIA L. RAMSEY

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, SYLVIA L. RAMSEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 2nd day of **June, 2016**.

Erika Piland

NOTARY PUBLIC

My commission expires:

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The actual consideration or value, whichever is greater, for this transfer is $ 125,000.00 .

AFFIANT

Sworn to and subscribed to before me this 2nd day of **June, 2016**.

NOTARY PUBLIC

My commission expires:

