NEW OWNER:

John S. Blackwell
1405 Fairview Dr.
Mt. Juliet, TN 37122

THIS INSTRUMENT PREPARED BY:

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

SEND TAX BILLS TO:

New Owner

FILE NO: 17-0395 FR

071-08-0-278.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20170060715 DEEDWARR
Recvd: 07/17/17 10:33 3 pgs
Fees:18.00 Taxes:518.00
20170717-0071473

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Forty Thousand and 00/100 Dollars ($140,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JOHN LEE LADD AND VICKIE A. LADD COVEL** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **JOHN S. 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. 102 on the Plan of Joywood Subdivision of Nashville of record in Plat Book 974, Page 45, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 102 fronts 50 feet along the Southerly margin of Trinity Lane and runs back 175.9 feet on the Easterly line and 175.75 feet on the Westerly line to a line at the rear measuring 50 feet thereon.

Included in the above description, but expressly excluded here from is the following out-conveyance in deed recorded on Book 8399, page 670 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William H. Ladd and wife Gracie M. Ladd by Warranty deed from Paul Blankenship, and wife, Nancy E. Blankenship of record in Book 4069, page 855 and Re-recorded in Book 4082, Page 121, Register's Office for Davidson County, Tennessee, dated October 14, 1966 and recorded on October 20, 1966. William H. Ladd died intestate on June 27, 2002 and had remained married to Gracie M. Ladd, without intervening legal separation or divorce, from the time of acquisition of the property until his passing, thereby vesting title in Gracie M. Ladd as surviving tenant by the entirety. Gracie M. Ladd passed away unmarried on September 21, 2016, leaving a Last Will and Testament devising the above described property to the Grantors herein, Probate for the Last Will and Testament of Gracie Jean M. Ladd was opened in Davidson County being referred to as Case No. 16P1821.

Being the same property conveyed to Vickie Ann Ladd Covel and John Lee Ladd, Individually, by Quitclaim Deed from Vickie Ann Ladd Covel and John Lee Ladd, devisees under the Last Will & Testament of Gracie Jean Ladd, and Debbie Shumate, as Executrix of the Estate of Gracie Jean Ladd, dated July 11, 2017 of Record in Instrument NO 20170717 0071472, Register's Office for Davidson County, Tennessee.

Being improved property also known as 410 E Trinity Lane Nashville, Tennessee 37207.

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.

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors 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, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 11th day of **July, 2017**.

JOHN LEE LADD

VICKIE A. LADD COVEL

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JOHN LEE LADD AND VICKIE A. LADD COVEL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 11 day of **July, 2017**.

NOTARY PUBLIC

My commission expires: 9-20-20

SILVIA GRAY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ 140,000.00 .

AFFIANT

Sworn to and subscribed to before me this 11th day of **July, 2017**.

NOTARY PUBLIC

My commission expires: 10/20/20

SARAH ALSUP STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY