Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(3)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2017

O-KR-17-2928

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Geneva Petschulat and Paul Elias Attea	New Owner	
(NAME)	(NAME)	**096-06-0-160.00**
2928 Ironwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID MCARTHUR BLACKWELL, A SINGLE MAN, AND KAREN LEE BECKER, MARRIED, AND JOANNA LYNN HICKS, MARRIED, AND MICHAEL DALE BLACKWELL, A SINGLE MAN, AND ELSA MICHELLE CARTER (f/k/a ELSA MICHELLE ADAMS), MARRIED, AND TERESA LYNN LINDSEY (f/k/a TERESA LYNN BLACKWELL), MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GENEVA PETSCHULAT AND PAUL ELIAS ATTEA,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 73 on the Plan of Cloverhill, Section No. II of record in Plat Book 2133, Page 46, 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. 73 fronts 100 feet on the Southerly side of Ironwood Drive and extends back between lines 174.4 feet on the Easterly line and 177.4 feet on the Westerly line to a dead line in the rear measuring 28 feet thereon.

Being the same property conveyed to Kenneth J. English and wife, Ruby Joyce English by Warranty deed from E. Mark Turner and wife, Kimberly P. Turner of record in Book 8252, page 409, Register's Office for Davidson County, Tennessee, dated December 4, 1990 and recorded on December 6, 1990. The said Kenneth J. English having since died intestate on October 21, 2016 and the said Ruby Joyce English having since died intestate on December 22, 2016, leaving David McArthur Blackwell, Karen Lee Becker, Joanna Lynn Hicks, Michael Dale Blackwell, Elsa Michelle Carter (f/k/a Elsa Michelle Adams), and Teresa Lynn Linsday (f/k/a Teresa Lynn Blackwell) as her heirs at law as evidenced in Affidavits of Heirship recorded in Instrument Number 20170802-0078748 and Instrument Number 20170802-0078749.

This has not been a primary or marital residence of Grantors herein.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 2133, Page 46, Register's Office for Davidson County, Tennessee;
- Restrictions of record in Book 2145, Page 262, in the Register's Office for Davidson County, Tennessee;
- Water Easement of record in Book 2243, Page 35, in the Register's Office for Davidson County, Tennessee;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2928 Ironwood Drive, Nashville, Tennessee 37214**.

BILL GARRETT, Davidson County
Trans:T20170066501 DEEDWARR
Recvd: 08/02/17 14:07 2 pgs
Fees:13.00 Taxes:610.50
20170802-0078750

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 26th DAY OF JULY, 2017.

David McArthur Blackwell

Karen Lee Becker

Joanna Lynn Hicks

Michael Dale Blackwell

Elsa Michelle Carter (f/k/a Elsa Michelle Adams)

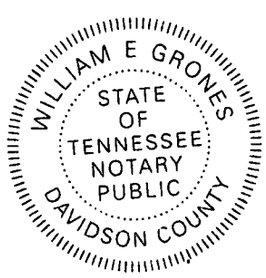
Teresa Lynn Lindsey (f/k/a Teresa Lynn Blackwell)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID MCARTHUR BLACKWELL, KAREN LEE BECKER, JOANNA LYNN HICKS, MICHAEL DALE BLACKWELL, ELSA MICHELLE CARTER, and TERESA LYNN LINDSEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of July, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212