This Instrument Prepared By:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Return To:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Warranty Deed

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
John Blackwell and Christy Blackwell 2216 Greenwood Avenue Nashville, TN 37206	New Owner	083-03-0-269.00

For good and valuable consideration received, **Ruby Faye Dempsey and Ruby Faye Dempsey, Conservator for Edith Holton Dempsey** by these presents do transfer and convey unto the Grantee, **John Blackwell and Christy Blackwell**, all of the right, title and interest in and to that certain tract or parcel of land in **Davidson** County, Tennessee, belonging to **Ruby Faye Dempsey, and Edith Holton Dempsey, as joint tenants with the right of survivorship** herein the Grantor, described as follows:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of W. S. Ashworth's Resubdivision of Lots 47, 48, 49 and 50 of The Town of Brownsville of record in Plat Book 161, Page 153, 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. 15 fronts 100 feet on the South side of Greenway, now Greenwood Avenue, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Ruby Faye Dempsey and Edith Holton Dempsey, as joint tenants with the right of survivorship by Warranty Deed from Ewing O. Harper, Jr., and wife, Lillian G. Harper of record in Book 8140, page 355, Register's Office for Davidson County, Tennessee, dated June 21, 1990 and recorded on June 27, 1990. Edith Holton Dempsey and Edith Lynn Dempsey being one in the same.

Ruby Faye Dempsey, Conservator for Edith Lynn Dempsey by Letters of Conservatorship of record in Chancery Court of Sumner County, Doecket No. 2019PR-216.

This conveyance is subject to a) 2019 property taxes and subsequent years; b) instruments of record in Plat Book 161, Page 153, said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

This is improved property known as: 2216 Greenwood Avenue, 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 Grantee, their heirs and assigns forever. The Grantors covenant with the Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered except as stated above. The Grantor does further covenant and bind themselves as her heirs and assigns, to warrant and forever defend the title to said land to the Grantee, its 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.

Karen Johnson Davidson County
Batch# 261623 DEEDWARR
07/24/2019 02:15:14 PM 2 pgs
Fees: $13.00 Taxes: $851.00
20190724-0072719

Witness my hand this 12th day of June, 2019.

Ruby Faye Dempsey
Ruby Faye Dempsey

Conservator for

Ruby Faye Dempsey, Edith Lynn Dempsey
Ruby Faye Dempsey, Conservator for Edith Lynn Dempsey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ruby Faye Dempsey**, 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 12th of June, 2019.

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of December, 2019, before me personally appeared, **Ruby Faye Dempsey, Conservator for Edith Lynn Dempsey** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of Edith Lynn Dempsey, and acknowledged that she executed the same as their free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 12th day of June, 2019.

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

My commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $230,000.00.

Affiant

Subscribed and sworn to before me this 12th day of June, 2019.

Notary Public

My Commission Expires: 4/22/23

CHRISTEN T. RABE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY