WARRANTY DEED

Karen Johnson Davidson County
Batch# 318578 DEEDWARR
11/22/2019 01:27:47 PM 2 pgs
Fees: $13.00 Taxes: $1,345.88

20191122-0121015

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $363,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of November, 2019

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

STEPHANIE DOME NOTARY PUBLIC OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2021

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nina Marie Lampley	Same as new Owner	91-15-0-344.00
(NAME)	(NAME)	
418 D 37th Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Connie Patterson and Darryl Harvey, Trustee of the Blackwell Family Trust,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Nina Marie Lampley,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the Westerly 40 feet to Lot No. 608 and the Easterly 30 feet of Lot No. 610 of Block No. 27 in the Charlotte park Company's First Addition to Nashville, a plan of which is of record in Book 57, page s 102 and 103, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dewey E. Brunson and wife, Helen M. Brunson by Warranty Deed from James Rick Nance and wife, Anne Newberry of record in Book 8106, page 454, Register's Office for Davidson County, Tennessee, dated May 7, 1990, and recorded on May 10, 1990, The said Dewey E. Brunson died on or about December 28, 2004, leaving Helen M. Brunson as surviving tenant by the entirety. Helen M. Brunson died on or about May 18, 2015, leaving Connie Patterson and Hollie Lynne Blackwell as her only heirs. See affidavits of heirship recorded in Instruments NO. 20190523-0048841 and Instrument No. 201908-00843153, addendum in Instrument No. 20190709-0066646, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Darryl Harvey as Trustee of the Blackwell Family Trust by Quitclaim Deed from Hollie Lynne Blackwell of record in Instrument NO. 20190523-0048842 in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on the Plan of record in Plat Book 57, pages 102 and 103, Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

unimproved ☐

This is improved ☑ property, known as 4709 Elkins Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 15th day of November, 2019.

Connie Patterson

Connie Patterson

Darryl Harvey, Trustee of the Blackwell Family Trust

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Connie Patterson, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of November, 2019.

Notary Public Judith C. Jacobs
My Commission Expires: 1-20-20

JUDITH C. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Darryl Harvey with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Trustee of Blackwell Family Trust and that as such Trustee executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Trustee

WITNESS my hand and seal this November 15, 2019.

File No.: 201911036

Notary

1-20-20
My Commission expires

JUDITH C. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY