SPECIAL WARRANTY DEED

Jennifer R. Pierce
Notary Public At Large
Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF March 2008

Notary Public

MY COMMISSION EXPIRES: 3-20-10 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency 3931 Gallatin Pike, Suite B Nashville, TN 37216 615-782-8115

RT5017

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Blackmon, Jr. and Vickie B. Blackmon	Franklin American Mort	048-00-O-111.00
(NAME) 3620 Echo Lane	(NAME) 501 Corporate Centre Drive	Davidson County DEEDWARR Recvd: 04/03/08 08:51 2 pgs Fees:13.00 Taxes:647.50
(ADDRESS)	(ADDRESS) Suite 400	20080403-0033490
Nashville TN 37218 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, IFS Properties LLC, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Robert Blackmon, Jr. and Vickie B. Blackmon,

AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:
Real estate located in Davidson County, Tennessee, described as follows:

Land in the Thirteenth Civil District of Davidson County, Tennessee, more particularly described according to a survey by W.W. Turner Company, as follows:

Starting with a concrete monument at the west end of the return at the northwest corner of the intersection of Echo Lane and the Clarksville Pike, and running thence in a westerly direction along the northerly margin of Echo Lane 848.4 feet to an iron pin and the point of beginning for this parcel of land; thence leaving said lane at right angles in a northerly direction 391.0 feet to an iron pin; thence in a westerly direction 117.0 feet to an iron pin; thence in a southerly direction 390.0 feet to an iron pin in the northerly margin of Echo Lane; thence in an easterly direction along the northerly margin of said lane 117.0 feet to the point of beginning

Being the same property conveyed to Michael R. Gardner from Ida Lee Gardner by Quitclaim Deed, dated February 2, 1993, and recorded June 2, 1993, of record in Book 8986, Page 922, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Bank of New York Trust Company N.A. as successor to JPMorgan Chase Bank N.A. as Trustee by Substitute Trustee's Deed from Priority Trustee Services of TN, LLC as substitute trustee, dated March 8, 2007, recorded March 21, 2007, of record in Instrument No. 20070321-0034262, Register's Office, Davidson County, Tennessee.

Said property being further conveyed to IFS Properties LLC by Special Warranty Deed from The Bank of New York Trust Company N.A. as successor to JPMorgan Chase Bank N.A. as Trustee dated May 15, 2007, and recorded on October 15, 2007 in Instrument No. 20071015-0121959, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3620 Echo Lane Nashville 37218
(House Number, (Street)) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Robert Blackmon, Jr. and Vickie B. Blackmon, and his/her/their assigns, forever.

Said IFS Properties LLC., warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said IFS Properties LLC., has executed this deed this December 28, 2007

IFS Properties LLC

By Matthew Mattera

STATE OF ~~TENNESSEE~~ NEW YORK

COUNTY OF ~~DAVIDSON~~ SUFFOLK

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Matthew Mattera, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath(s) acknowledged himself/herself to be the manager member respectively of the IFS Properties, LLC, the within named bargainor, a corporation, and that he/she as such manager member, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this December 28, 2007

Commission expires:

Notary Public

JAMES MASSARO
Notary Public - State of New York
NO. 01MA6131786
Qualified in Suffolk County
My Commission Expires 8/1/10

RETURN TO:

Resource Title Agency of Tennessee
3931 Gallatin Pike, Suite B
Nashville, TN 37216

RT5017

Return to

Service Escrow & Title, Inc.
6001 Jackson Square Blvd. Ste. 700
Lavergne, TN 37086