BILL GARRETT, Davidson County
Trans:T20110034248 DEEDWARR
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Fees:13.00 Taxes:717.80
20110608-0043825

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$194,000.00 Clarence E. Blackburn Jr.
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF May, 2011.
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 8-3-2015
(AFFIX SEAL)

JAMES C. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clarence Blackburn Jr 2589 Kanlow Dr Antioch, TN 37013	Primelending Co 18111 Preston Rd #900 Dallas TX 75252	Map 171 11 0A Parcel 451.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

L & H Trust

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Clarence Blackburn Jr., and Mary Blackburn, Husband and wife

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:

Land in Davidson County, Tennessee, Being all of Lot No 280, Cane Ridge Farms Phase VI, Section 2, according to plat appearing of record in instrument No. 20060216-0018813 and 20060531-0063598 of the Register's Office of Davidson County, Tennessee, to which plat reference is here made for a more complete details of Location and description of said lot.

Being the same property conveyed to L & H Trust, by deed from J. Phillip Jones, dated January 28, 2011, of record in Instrument No. 20110214-0012378 Register's Office for Davidson County, TN.

Investment property only, the Grantor has never resided at subject property and in not subject to homestead exemption.

Les Lazarus joins in this conveyance to convey any interest he may have by operation of law or otherwise.

This conveyance is made subject to the following:
1) 2011 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 2589 Kanlow Dr Antioch, TN 37013
(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 hand(s) this 31st day of May, 2011.

Les Lazarus, Trustee for
L&H Trust

Les Lazarus

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came Les Lazarus, Trustee with whom I am personally acquainted and who upon His oath(s) acknowledged himself to be the Trustee respectively of L & H Trust, the within named bargainor, and that he as such appointed Trustee being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the the Trustee's, as such Trustee's, and attesting the same of the the said Trustee's as such Trustee's.

WITNESS my hand and notarial seal at my office at Nashville, Tennessee, this 31st, day of May, 2011

NOTARY PUBLIC

My commission expires: 3·3·2015

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Les Lazarus, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2011.

NOTARY PUBLIC

My Commission Expires: 3·3·2015

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, on _____

Notary Public James C. Smith

My Commission Expires: March 7, 2011

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027