(2)

BILL GARRETT, Davidson County
Trans:T20130033636 DEEDWARRSP
Recvd: 04/24/13 13:49 4 pgs
Fees:23.00 Taxes:1591.00
20130424-0040721

This instrument prepared by:
Fidelity Residential Solutions
10125 Crosstown Circle, Suite 380
Eden Prairie, MN 55344
705116 57334
Joe Krocak

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Stephen Daves et al	Metropolitan Bank	M-103 G-03 P-74.00
(NAME) 5107 Idaho Avenue	(NAME) 3500 Lakeland Drive, #501	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37209	(STREET ADDRESS) Flowood, MS 39232	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, National Residential Nominee Services Inc. a Corporation organized and exisiting under the laws of the State of Delaware, with an office and principal place of business at 10125 Crosstown Circle, Suite 380, Eden Prairie, MN 55344, have this day bargained and sold, and do hereby transfer and convey unto the said James Stephen Daves and Jennifer Chichester, both unmarried*
the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

*as Tenants in Common with the Right of Survivorship

See Attached "Exhibit A".

Being that same property described in and conveyed to the Grantor herein by Special Warranty Deed of record at Instrument No. 201304240040720 in the Register's Office of DAVIDSON County, Tennessee.

STATE OF Tennessee
COUNTY OF Davidson The actual consideration or value whichever is greater, for this transfer is $430,000.00

Affiant

Subscribed and sworn to before me this the 12th day of April 2013.

My commission expires: 5-20-14
(Affix Seal)

Notary Public

MARY FRANCES ROY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This is unimproved ( ), known as 5107 Idaho Avenue, Nashville, TN 37209
improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons claiming by, through or under the grantor.

Whenever 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 our hand this 22nd day of February, 2013, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

National Residential Nominee Services Inc.

By: Loraine Slama

Printed Name: Loraine Slama

Its: Vice Pres

(Corporate Seal)

NATIONAL RESIDENTIAL NOMINEE SERVICES INC. CORPORATE SEAL 3874403 DELAWARE

STATE OF Minnesota
COUNTY OF Hennepin

Before me, Robin B Cody, a Notary Public of the State and County aforesaid, personally appeared Loraine Slama, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged her self to be Vice Pres of the National Residential Nominee Services Inc., a corporation, the within named bargainor, a corporation, and that she as such Vice Pres being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as Vice Pres.

Witness my hand and official seal, at office in Eden Prairie MN, this 22 day of February, 2015.

R B C

(This area for official notarial seal)

Notary Public
My Commission Expires:

ROBIN B CODY
NOTARY PUBLIC
MINNESOTA
My Commission Expires Jan. 31, 2015

FRS File No.: 705116 Customer File No.: 57334 Conan S. Young

EXHIBIT A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PARTS OF LOTS 23 AND 24, ON THE PLAN OF REALTY SAVINGS BANK AND TRUST CO.'S REVISED PLAN OF WEST ESXTENSION OF CHARLOTTE PARK COMPANY'S 1ST ADDITION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 421, PAGE 18, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
SAID PARTS OF SAID LOTS ADJOIN AND FROM TOGETHER 50 FEET ON THE SOUTH SIDE OF IDAHO AVENUE AND RUN BACK BETWEEN PARALLEL LINES PARALLEL TO AND 240 FEET WEST OF THE WEST MARGIN OF 51ST AVENUE NORTH 160 FEET TO A DEAD LINE.
BEING THE SAME PROPERTY CONVEYED TO CONAN S. YOUNG BY INSTRUMENT RECORD 20091221-016084, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.