BILL GARRETT, Davidson County
Trans: T20140005932 DEEDWARR
Recvd: 01/27/14 10:34 2 pgs
Fees: 13.00 Taxes: 231.25

20140127-0007153

BRENDA R. LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of December, 2013.

Notary Public

MY COMMISSION EXPIRES: 3/8/15

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ASM Partners, LLC.		09315030700
(NAME) 5125 Walnut Park Dr.	(NAME) SAME	
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,

MID-STATE LENDERS, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ASM PARTNERS, LLC.,

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 located in Davidson County, State of Tennessee, more particularly described as follows:

Being part of Lot No. 6 on the Plan of Paul's Elysian Grove of record in Book 1, Page 135, Chancery Court of Nashville, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being the southern 32 feet of Lot No. 6 on the Plan of Paul's Elysian Grove plan of Lots of record in Book 1, Page 134, of the Chancery Court of Nashville Tennessee.

Said part of Lot No. 6 fronts 32 feet on the westerly side of 2nd Avenue South and runs back between parallel lines 135 feet more of less to an alley.

Being the same property conveyed to Frank L. Beasley and wife, Gwendolyn Y. Beasley by Quit Claim Deed from L. V. Hendking, recorded on March 16, 2005, of record in Instrument No. 20050316-0028894, and re-recorded on July 20, 2005, of record in Instrument No. 20050720-0084420, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Mid-State Lenders, Inc. by Substitute Trustees Deed dated December 18, 2013 from Robert F. Spann, Substitute Trustee recorded in Instrument No. 20131223-0129494 Register's Office for Davidson County, Tennnessee.

Initials

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (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 governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1015 2nd Avenue South, Nashville, TN 37210

(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 our hands this 27th day of December, 2013.

Mid-State Lenders
By: _____
Irvin Daniel Lewis, III, President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Irvin Daniel Lews, III with whom I am personally acquainted, and who upon oath acknowledged him/herself to be the President of **MID-STATE LENDERS**, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **MID-STATE LENDERS** by himself as President.

Witness my hand and official seal at on this 27th day of December, 2013

Commission expires: 3/8/15

BRENDA R. LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public