(2)

WARRANTY DEED

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $23,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THIS 28TH DAY OF FEBRUARY, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-6737C BLACKWELL

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Lacy R. Blackwell	Same	08106031300
1711 Simpkins Street	1156 Culpepper Circle	
Nashville, TN 37208	Franklin, TN 37064	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, 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:

LACY R. BLACKWELL

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1711 Simpkins Street, Nashville, TN 37208

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 on the 28th day of February, 2014.

BILL GARRETT, Davidson County
Trans:T20140016096 DEEDWARR
Recvd: 03/10/14 11:27 2 pgs
Fees:13.00 Taxes:85.10
20140310-0019844

Mid-State Lenders, Inc.

BY: _____ - President
Irvin Daniel Lewis, III, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, MID-STATE LENDERS, INC., the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

See attached

Witness my hand and official seal at Franklin, Tennessee, this 28th day of February, 2014.

Notary Public _____

My Commission Expires: _____

14-6737C BLACKWELL

EXHIBIT A - LEGAL DESCRIPTION

Being Lot No. 4 on the Plan of A.C. Dudley's Subdivision of the McDaniel Tract, as of record in Book 161, Page 10, Register's Office for said county. Said Lot No. 4 fronts 50 feet on the Southerly side of Simpkins Street formerly "E" Street runs back between parallel lines 140 feet to an alley.

Being the same property conveyed by Substitute Trustee from Priority Trustee Services of TN, L.L.C., as Substitute Trustee to the Bank of New York Trust Company N.A. as successor to JPMorgan Chase Bank N.A. as Trustee as recorded on the 17th day of May, 2007 in Instrument No. 20070517-0058993, void by Instrument No. 20070531-0064667; Quitclaim Deed from Roland Render to Linda L. Holmes, unmarried as recorded on the 7th day of June, 2004 in Instrument No. 20040607-0067062; Quitclaim Deed from Johnetta Render Marcellus to Linda L. Holmes, unmarried as recorded on the 7th day of June, 2004 in Instrument No. 20040607-0067063; Quitclaim Deed from Anthony Render to Linda L. Holmes, unmarried as recorded on the 7th day of June, 2004 in Instrument No. 20040607-0067064; Quitclaim Deed from Sarah Render Smith to Linda L. Holmes, unmarried as recorded on the 7th day of June, 2004 in Instrument No. 20040607-0067065; Affidavit of Heirship as recorded in Instrument Nos. 20030113-0004986 and 20110414-0028815 and Deed recorded in Book 3166, Page 357, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed by Trustee's Deed from Robert F. Spann, Substitute Trustee to Mid-State Lenders, Inc. as recorded on the 16th day of December, 2013 in Instrument No. 20131216-0126867; Warranty Deed from Dan Lewis to Charles Ward III as recorded on the 27th day of December, 2011 in Instrument No. 20111227-0100931; Quitclaim Deed from Protential, Inc. to Dan Lewis as recorded on the 22nd day of September, 2011 in Instrument No. 20110922-0073447 and Warranty Deed from Linda L. Holmes to Protential, Inc., a Tennessee Corporation as recorded on the 14th day of April, 2011 in Instrument No. 20110414-0028816, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 161, Page(s) 10, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Irvin Daniel Lewis, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the President of MID-STATE LENDERS, INC., the within named barganor, a corporation, and that Irvin Daniel Lewis, III, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said corporation for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 28th day of February, 2014.

Notary Public_____

My Commission Expires:_____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-21-2016