Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20150059512 DEEDWARR
Recvd: 07/21/15 14:02 2 pgs
Fees:13.00 Taxes:525.40
20150721-0071477

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $142,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of July, 2015.

Notary Public

My commission expires:_____

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

THIS INSTRUMENT PREPARED BY
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 104
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
2611 Clifton Ave Partners		**Map\Parcel: 09210028000**
1616 Westgate circle Suite 215	NEW OWNER	
Brentwood, Tn 37027		

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 ACKNOWLEDGE, WE,

MidState Lenders, Inc., a Tennessee corporation

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

2611 Clifton Ave Partners

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 the Easterly forty (40) feet of Lot No. Thirty-Two (32) and the Westerly twenty-three (23) feet of Lot No. Thirty-Three (33) of Block "A", on the Plan of M.M. and M.S. Pilcher's Re-subdivision, plan of record in Book of Chancery Plan, Volume 1, Page 68, as recorded in Plat of record in Book 57, Page 91, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to MidState Lenders, Inc. by Quitclaim deed from Helen E. Chamberlain of record in Instrument No. 20060712-0083542 Register's Office for Davidson County, Tennessee, dated June 28, 2006 and recorded on July 12, 2006.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING: All matters shown on the Plan of record in Plat Book 57, Page 91, Acreage content of the subject property, Register's Office of Davidson County, Tennessee.

The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is unimproved property known as **2611 Clifton Avenue Nashville, TN 37209.**

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 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 this 17th day of July, 2015.

MidState Lenders, Inc., a Tennessee corporation

By: Trey Lewis, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Trey Lewis, the within named grantor, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes therein contained and who further acknowledged that he is the President of MidState Lenders, Inc. and that he is authorized by MidState Lenders, Inc. to execute this instrument on its behalf.

Witness my hand, at office, this 17th day of July, 2015.

Notary Public

My Commission Expires: March 23, 2019

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

File #: **150272**
RECORD & RETURN TO:
SolomonParks Title & Escrow, LLC
8119 ISABELLA LANE, SUITE 104
BRENTWOOD, TN 37027