Bill Garrett Davidson County
Batch# 34551 DEEDQC
12/07/2017 01:21:15 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20171207-0125088

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, Tennessee 37215

No title search was performed in the preparation of this Quitclaim Deed.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 7th day of December, 2017.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 10, 2018

ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Blackford, LLC 1156 Culpepper Circle Franklin, TN 37064	New Owner	081 06 0 313.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Lacy R. Blackwell, now known as Lacy Blackwell Crawford,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **Blackford, LLC,** its heirs and assigns all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

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 to Lacy R. Blackwell, by Warranty Deed from Mid-State Lenders, Inc., of record in Instrument No. 20140310-0019844, Register's Office for Davidson County, Tennessee.

Lacy R. Blackwell and Lacy Blackwell Crawford being one and the same. Lacy R. Blackwell now known as Lacy Blackwell Crawford.

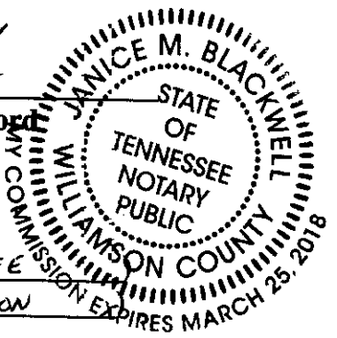
This is improved property known as 1711 Simpkins St Nashville, TN 37208.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2018 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of NOVEMBER, 2017.

Lacy Blackwell Crawford



STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Lacy Blackwell Crawford, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of NOVEMBER, 2017.

Janice M. Blackwell
Notary Public

My Commission Expires: 3-25-2018