Karen Johnson Davidson County
Batch# 469125 DEEDWARR
09/03/2020 10:22:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20200903-0100370

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT200700299

WARRANTY DEED

LARRY ESPREE
My Notary ID # 12130295
Expires October 10, 2020

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF ~~DAVIDSON~~ BEXAR
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 31st day of August, 2020

Notary Public

MY COMMISSION EXPIRES: 10-10-2020

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karys Bennett **1711 Simpkins St.** **Nashville, TN 37208**	**SAME**	**081-06-0-313.00**

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 ACKNOWLEDGED, WE,

Blackford, LLC, A Tennessee Limited Liability Company

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

Karys Bennett and Benjamin Cunningham, Wife and Husband

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 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 Davidson County, Tennessee. Said Lot No. 4 fronts 50 feet on the southerly side of Simpkins Street, formerly "E" Street, and runs back between parallel lines 140 feet to an alley.

BEING the same property conveyed to Blackford, LLC by Quitclaim Deed from Lacy R. Blackwell, now known as Lacy Blackwell Crawford, dated 11/30/2017 and recorded 12/7/2017 in Instrument Number 20171207-0125088; and the same property previously conveyed to Lacy R. Blackwell by Warranty Deed from Mid-State Lenders, Inc., dated 2/28/2014 and recorded 3/10/2014 in Instrument Number 20140310-0019844, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the 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 government and zoning regulations.

This is improved (X) property known as **1711 Simpkins St., 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 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 31st day of August, 2020.

Blackford, LLC

BY: _____
LACY BLACKWELL CRAWFORD,
MEMBER

BY _____
WILLIAM BOYD CRAWFORD, JR.
MEMBER

STATE OF BEXAR
COUNTY OF TEXAS

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Lacy Blackwell Crawford and William Boyd Crawford, Jr. with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the Members of Blackford, LLC the within named bargainor, and corporation, and that they as such Members being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Lacy Blackwell Crawford and William Boyd Crawford, Jr. as such Members.

Witness my hand and official seal at office at San Antonio, Texas on this the 31st day of August, 2020.

Commission Expires: 10-10-2020

_____
Notary Public

LARRY ESPREE
My Notary ID # 12130295
Expires October 10, 2020

Certificate of Authenticity

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/8/22.

Notary's Seal (If on paper)

