R & R

Equity Settlement Services, Inc.
444 Route 111
Smithtown, NY 11787
Attn: Recording Dept.

This document prepared by (~~return to~~):

Name:	Joshua Black and Rachael Black
Firm/Company:	
Address:	6460 Lickton Pike
Address 2:	
City, State, Zip:	Goodlettsville, TN 37072
Phone:	

Davidson County DEEDWARR
Recvd: 03/04/09 14:00 4 pgs
Fees:23.00 Taxes:1135.90
20090304-0019335

--------Above This Line Reserved For Official Use Only---------

51-1917

WARRANTY DEED
(Corporation to Individual)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **ISLAND SOURCE II, LLC**, a Limited Liability Corporation, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **JOSHUA and RACHAEL BLACK**, Individuals, ☐ married ☐ unmarried, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of **DAVIDSON**, State of Tennessee, to-wit:

Describe Property of State "SEE DESCRIPTION ATTACHED"

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 13 day of February, 2009.

Thomas G. Rock

Grantor
AUTHORIZED AGENT FOR
ISLAND SOURCE II, LLC

STATE OF Minnesota

COUNTY OF Hennepin

On this 13 day of February, 20 09, before me personally appeared Thomas G. Rock, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Amy Sundell

Notary Public

Printed Name: Amy Sundell

Commission Expires:
1/31/2010

AMY SUNDELL
NOTARY PUBLIC – MINNESOTA
MY COMMISSION EXPIRES 01/31/2010

Grantor(s) Name, Address, phone:
ISLAND SOURCE II, LLC
1160 JERICHO TURNPIKE
HUNTINGTON, NY 11743

Grantee(s) Name, Address, phone:
JOSHUA AND RACHAEL BLACK
6460 LICKTON PIKE
GOODLETTSVILLE, TN 37072

SEND TAX STATEMENTS TO GRANTEE

Maximum principal indebtedness for Tennessee recording tax purposes is $307,000.00
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Minnesota
County of Hennepin

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $307,000 which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 13 day of February, 2009.

Thomas G. Rock
Affiant

THOMAS G. ROCK
Type or Print Name

AMY SUNDELL
NOTARY PUBLIC – MINNESOTA
MY COMMISSION EXPIRES 01/31/2010

(Seal)

Notary Public

My commission expires:
1/31/2010

Amy Sundell
Type or Print Name

SCHEDULE "A"

51-00001504

A certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows;

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of the Leo Curtis Greer, Jr. Property of record in Plat Book 7900, page 320 Register's Office for Davidson County, Tennessee, more particularly described as follows to wit:

BEGINNING at an iron pin on the northerly margin of Lickton Pike, a corner to the property conveyed to Dawn Guthrie Brooks of record in Deed Book 8137, page 499, Register's Office for Davidson County, Tennessee;

THENCE with said margin of said pike, south 73 degrees 44 minutes 31 seconds west, 50.49 feet to an iron pin, a corner to Tract 4 on said Plan;

THENCE leaving Lickton Pike, with the line of Tract 4, north 24 degrees 17 minutes 07 seconds west, 719.64 feet to an iron pine;

THENCE north 67 degrees 50 minutes 24 seconds east, 153.52 feet to an iron pin;

THENCE north 22 degrees 14 minutes 25 seconds west, 707.57 feet to an iron pin;

THENCE north 86 degrees 22 minutes 18 seconds east, 202.62 feet to an iron pin;

THENCE south 31 degrees 21 minutes 20 seconds east, 692.31 feet to an iron pin;

THENCE south 64 degrees 13 minutes 58 seconds west, 155.11 feet to an iron pin;

THENCE south 67 degrees 50 minutes 24 seconds west, 248.59 feet to an iron pin;

THENCE south 24 degrees 17 minutes 07 seconds east, 674.80 feet to the point of Beginning.

PARCEL ID #: 012-00-0-180.00

TITLE VESTED (GRANTEE): ISLAND SOURCE II, LLC

ADDRESS: 6460 LICKTON PIKE
GOODLETTSVILLE, TN 37072

PREVIOUS OWNER (GRANTOR): REGIONS BANK BDA REGIONS MORTGAGE

DATED: 12/23/2008 RECORDED: 01/27/2009

DBV & PAGE: ~~BEING RECORDED~~ INST.# 20090127-0007026 CONSIDERATION: $155,182.50