WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100039877 DEEDWARR
Recvd: 06/30/10 10:20 2 pgs
Fees:13.00 Taxes:1248.75

20100630-0051072

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$337,500.00.**

Affiant

Subscribed and sworn to before me this 24th day of June 2010.

Notary Public
My Commission expires:
(Affix Seal)

THIS INSTRUMENT PREPARED BY Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204		
ADDRESS OF NEW OWNER: Alex B.H. Blackman	SEND TAX BILLS TO: SAME	MAP & PARCEL NUMBER: 091-16-0-215.00
4310 Nevada Avenue		
Nashville, TN 37209		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **For a Song Properties, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Alex Baine Harlin Blackman, unmarried**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 211 on the plan of Block 9, Charlotte Park Company's First Addition, of record in Book 57, page 103, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Tia Sillers, by deed from WPPR Partnership, on August 14, 2006, of record in Instrument Number 20060824-0104326, Register's Office for Davidson County, Tennessee. And further conveyed to For a Song Properties, LLC by Quitclaim deed from Tia Sillers of record in Instrument Number 20070326-0036259, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 57, page 103, Register's Office Davidson County, Tennessee.

This is improved property known as: **4310 Nevada Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 June 24, 2010.

For a Song Properties, LLC

By Ronald D. Runyeon,
Managing Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 24th day of June 2010, before me, appeared Ronald D. Runyeon to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Managing Member of For A Song Properties, LLC and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said Ronald D. Runyeon acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

8/23/11

