PREPARED BY BARNEY B. REGEN, 465 HENSLEE DRIVE, DICKSON, TENNESSEE

Map 091 07 0 204.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty Thousand and No/100 Dollars ($160,000.00) cash in hand paid by the Grantee (hereinafter named), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, we, **Terry C. Leverette** and wife, **Vickie L. Leverette**, have bargained and sold, and by these presents do transfer and convey unto **Blackacre Associates LLC**, a Tennessee limited liability company (the "Grantee"), its successors and assigns, the real property described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title, and interest thereto belonging, to the Grantee, its successors and assigns, forever.

AND WE HEREBY COVENANT with the Grantee that we are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered, except for the lien for 2014 Davidson County real-property taxes.

AND WE FURTHER COVENANT and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the Property to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands this 12th day of September, 2014.

BILL GARRETT, Davidson County
Trans:T20140068798 DEEDWARR
Recvd: 09/15/14 14:56 4 pgs
Fees:23.00 Taxes:592.00
20140915-0084389

Terry C. Leverette

Vickie L. Leverette

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Terry C. Leverette, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of September, 2014.

Notary Public

My Commission Expires:
5/8/17

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Vickie L. Leverette, 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 and official seal at Nashville, Tennessee, this 12TH day of September, 2014.

Notary Public

My Commission Expires:
5/8/17

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $160,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 12TH day of September, 2014.

Notary Public

My Commission Expires:
5/8/17

NAME AND ADDRESS OF OWNER:

Blackacre Associates LLC
Creekside Center, Unit C-1
465 Henslee Drive
Dickson, Tennessee 37055

SEND TAX BILLS TO:

Blackacre Associates LLC
Creekside Center, Unit C-1
465 Henslee Drive
Dickson, Tennessee 37055

EXHIBIT A

Description of Property

Land in Davidson County, Tennessee, being Lot Nos. 1221 and 1223 of Block 185, Plan No. 1, West Nashville, as of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 1221 and 1223 front together 60 feet on the northerly side of Kentucky Avenue and run back between parallel lines, with the easterly margin of 54th Avenue North, 150 feet to an alley.

Being the same property conveyed to Terry C. Leverette and wife, Vickie L. Leverette, by deed from Willie C. Smith and wife, Dorothy L. Smith, of record in Book 8371, Page 256, Register's Office for Davidson County, Tennessee.

This is improved property known as 5316 Kentucky Avenue, Nashville, Tennessee 37209.