Davidson County DEEDWARR
Recvd: 10/07/14 15:29 3 pgs
Fees:18.00 Taxes:344.10
20141007-0093068

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 7th day of October, 2014, by and between Timothy L Patton and Sharon D Patton, a married couple , party of the first part, and Blackacre Associates LLC, a Tennessee limited liability company, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being a part of the "Mill Lot" on the plan of the property of Samuel Haslam as of record in Minute Book 1, Page 246, of the Chancery Court at Nashville, described as follows:

Beginning at a point in the westerly margin of 10th Avenue North (formerly Belleville Street), the northeast corner of the lot conveyed to Nancy Kenndy by deed from Joseph G. Williams and wife, of record in Book 3432, Page 329, Register's Office for Davidson County, Tennessee; thence northwardly with the westerly margin of 10th Avenue North, 30 feet to a point which is the southeast corner of the lot conveyed to Ozie B. Winters and Nora Jane Winters by deed from John Russell Moore and wife, of record in Book 3706, Page 440, Register's Office for said County; thence westwardly with Winters southerly line, 146 feet to the easterly margin of an alley; thence Southwardly with said margin of said alley 30 feet to a point, Kenndy's northwest corner; thence eastwardly with Kenndy's northerly line, 146 feet to the westerly margin of 10th Avenue North, the point of beginning.

Being all or part of the same property conveyed to Timothy L. Patton and Sharon D. Patton by virtue of that certain Warranty Deed dated October 13, 2006, at Instrument No. 20061019-0130025 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: current taxes, and restrictions and easements of record. To have and to hold that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Timothy L Patton

Sharon D Patton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Timothy L Patton and Sharon D Patton, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 7th day of October, 2014.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Blackacre Associates LLC

465 Henslee Dr, Unit C-1
Dickson, TN 37055-2166

Tax Parcel No 08116064000

Property Address: 1019 10th Ave N
Nashville, TN 37208

MAIL TAX
BILLS TO: **Blackacre Associates LLC**

465 Henslee Dr, Unit C-1
Dickson, TN 37055-2166

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $93,000.00 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 7th day of October, 2014.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, S.J. Beaubouef, 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 Tennessee

County of Davidson

Personally appeared before me, A.R. Turner, a notary public for this county and state, S.J. Beaubouef 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: .

A.R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016