WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150002916 DEEDWARR
Recvd: 01/13/15 10:43 2 pgs
Fees: 13.00 Taxes: 2386.50
20150113-0003481

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $645,000.00.

Teresa D. Homrick
Affiant

Subscribed and sworn to before me, this the 9th day of January, 2015.

Cassy J. Williams
Notary Public

My commission expires:
(AFFIX SEAL)

CASSY J. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Commission Expires 11-21-2017

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Robert E. Potter	New owner-Blackacre Assoc	Map 146-09-0 Parcel 009-00
4975 Tyne Ridge Court	465 Hensleedr. Unit C1	
Nashville, TN 37220	DICKSON, TN 37055	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Saravoot Siriyutwatana and wife, Nenita Siriyutwatana

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

Blackacre Associates LLC

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. 35, on the Plan of Treemont, of record in Plat Book 6250, Pages 895-897, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Saravoot Siriyutwatana and wife, Nenita Siriyutwatana, by Deed dated July 21, 1988 from Dukes & Dukes, a Tennessee general partnership, of record in Book 7623, Page 693, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 6250, Pages 895-897, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easement Agreement of record in Book 6833, Page 633, Register's Office for Davidson County, Tennessee. (3) Charter of Tyne Ridge Court Private Road Association of record in Book 6833, Page 650, said Register's Office. (4) Restrictive Covenants contained in instrument of record in Book 6833, Page 594, Book 6833, Page 601, and in Book 8259, Page 498, and as amended in Instrument No. 20051202-0145241, Instrument No. 20061207-0151539, and Instrument No. 20100212-0011250, Register's Office for Davidson County, Tennessee. (5) Certificate of Compliance of record in Book 8269, Page 515, and in Book 8684, Page 992, said Register's Office. (6) By-Laws of Treemont Homeowners' Association, Inc. of record in Book 6833, Page 620, and as amended in Book 6833, Page 604, and revised in Instrument No. 20061207-0151540, Register's Office for Davidson County, Tennessee. (7) Charter of Treemont Homeowners' Association of record in Book 6833, Page 617, and Book 6840, Page 509, and as amended in Instrument No. 20061207-0151538, said Register's Office. (8) By-Laws of Tyne Ridge Court Private Road Association of record in Book 6833, Page 653, and as revised in Instrument No. 20121025-0097770, said Register's Office. (9) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__X__) Unimproved (____) property, known as **4975 Tyne Ridge Court, Nashville, TN 37220**

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 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 my/our hand(s) this 9th day of **January, 2015.**

Saravoot Siriyutwatana

Nenita Siriyutwatana

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Saravoot Siriyutwatana and Nenita Siriyutwatana,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **9th** day of **January, 2015.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17