(1)

Prepared by T. Jake Wolaver
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Return to Tisher, Wolaver, Free, Carter & Lynn, PLLC

BILL GARRETT, Davidson County
Trans:T20150032315 DEEDWARR
Recvd: 04/29/15 09:47 2 pgs
Fees:13.00 Taxes:673.40
20150429-0038184

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Bruce Peery, an unmarried man**, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Blackacre Associates LLC**, a Tennessee limited liability company, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

> Land in Davidson County, Tennessee, being Lots 1314 and 1316, WEST NASHVILLE, BLOCK 182, PLAN NO. 1, as shown on plat of record in Plat Book 57, Pages 74 and 75, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to FIRST PARTY herein by deed of record in Instrument No. 20100401-0024349, Register's Office of Davidson County, Tennessee.
>
> Tax Map & Parcel: 091-06-316.00.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that he is lawfully seized and possessed of said real estate, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and assumed by SECOND PARTY; and applicable utility and drainage easements, building setback lines and other matters as shown on recorded plat.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 28th day of April, 2015.

Bruce Peery

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned, Bruce Peery, with whom I am personally acquainted, and who acknowledged under oath that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of April, 2015.

My commission expires:

Notary Public

JEANIE DAVIS STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 04-23-2018

STATE OF TENNESSEE - MAURY COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $182,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of April, 2015.

My commission expires:

Notary Public

JEANIE DAVIS STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 04-23-2018

NEW PROPERTY OWNERS:	PERSON(S) RESPONSIBLE FOR TAXES:
Blackacre Associates LLC	Blackacre Associates LLC
465 Henslee Drive, Unite C-1	465 Henslee Drive, Unite C-1
Dickson, Tennessee 37055	Dickson, Tennessee 37055