WARRANTY DEED

JENNIFER CROWELL NOTARY PUBLIC STATE OF TENNESSEE LEWIS COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $484,575.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 2/24/18

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew M. Keuter	New Owner	
(NAME)	(NAME)	
1019 10th Ave. N		81-16 640
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BLACKACRE ASSOCIATES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW M. KEUTER,** 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 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, Kenndys northwest corner; thence eastwardly with Kenndy's northerly line, 146 feet to the westerly margin of 10th Avenue North, the point of beginning.

Being the same property conveyed to Blackacre Associates, LLC, a Tennessee limited liability company by Warranty Deed from Timothy L. Patton and Sharon D. Patton, a married couple of record in Instrument No. 20141007-0093068, said Register's Office.

This conveyance is subject to (a) 2015 real property taxes.

This is improved X property, known as 1019 10th Ave. N, Nashville, TN 37208 (unimproved)

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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.

BILL GARRETT, Davidson County
Trans:T20150044775 DEEDWARR
Recvd: 06/08/15 10:27 2 pgs
Fees:13.00 Taxes:1792.93
20150608-0053383

Witness my hand this 2nd day of June, 2015.

BLACKACRE ASSOCIATES, LLC

BY: _____

ROBERT E. POTTER, JR., PRESIDENT

BY: _____

BARNEY B. REGEN, ASSISTANT TREASURER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Robert E. Potter, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be President of Blackacre Associates, LLC, LLC the within named bargainor, a limited liability company and that he as such President, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as President.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of June, 2015.

Commission expires:

_____
Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Barney B. Regen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Assistant Treasurer of Blackacre Associates, LLC, LLC the within named bargainor, a limited liability company and that he as such Assistant Treasuer, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as AssistantTreasurer.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of June, 2015.

Commission expires:

_____
Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015