Prepared by T. Jake Wolaver
Tisher, Wolaver, Free, Carter & Lynn, PLLC
P.O. Box 1431
Columbia, TN 38402-1431

Return to Tisher, Wolaver, Free, Carter & Lynn, PLLC

BILL GARRETT, Davidson County
Trans:T20150044832 DEEDWARR
Recvd: 06/08/15 11:29 2 pgs
Fees:13.00 Taxes:740.00
20150608-0053463

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Jessie J. Bilbrey, 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:

> In the 25th Ward of the City of Nashville, and being Lots Numbers 619 and 617 and the Westerly 15 feet of Lot No. 615 of Block No. 102 Plan No. 1., West Nashville, Tennessee, as of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee.
>
> Said Lots 619, 617 and part of 615 together front sixty five feet on the Northerly side of Indiana Avenue and runs back between parallel lines one hundred and fifty (150) feet to an alley.
>
> Being the same property conveyed to FIRST PARTY by Warranty Deed recorded on the 21st day of November, 2014 in Instrument No. 20141121-0107564, in the Register's Office of Davidson County, Tennessee.
>
> Tax Parcel Identification No. 091-110-175.00.
>
> FIRST PARTY warrants that no other individual or entity holds any other interest in the above-described property, whether marital or otherwise. FIRST PARTY further warrants that the above-described property is not and has never been his personal residence.

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 5th day of June, 2015.

Jessie J. Bilbrey

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned, Jessie J. Bilbrey, 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 5th day of June, 2015.

Notary Public

My commission expires:

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 $200,000.00.

Affiant

Subscribed and sworn to before me, this 5th day of June, 2015.

Notary Public

My commission expires:

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

NEW PROPERTY OWNERS:

Blackacre Associates LLC
465 Henslee Drive, Unite C-1
Dickson, Tennessee 37055

PERSON(S) RESPONSIBLE FOR TAXES:

Blackacre Associates LLC
465 Henslee Drive, Unite C-1
Dickson, Tennessee 37055