Warranty Deed

BILL GARRETT, Davidson County Trans:T20150045304 DEEDWARR Recvd: 06/09/15 12:05 2 pgs Fees:13.00 Taxes:370.00 20150609-0054111	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration, or value, whichever is greater, for this transfer is $100,000.00. Affiant Subscribed and sworn to before me, this the 5th day of June, 2015. Notary Public My commission expires:

CINDY K. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 03-19-2019

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Blackacre Associates LLC	New Owner	
465 Henslee Drive, Unit C-1		092-04-0-295.00
Dickson, TN 37055-2166		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RICHARD CLAY TRAVIS AND WIFE, LARA EVE TRAVIS,** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BLACKACRE ASSOCIATES LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the Southerly 26 feet of Lot No. 18 on the Plan of C.M. Holt's Lots in North Nashville, as of record in Book 21, Page 33, said Register's Office.

Said part of Lot No. 18 fronts 26 feet on the Westerly side of Warren, formerly Holt Street, and runs back between parallel lines 138 feet, more or less, to an alley.

Being the same property conveyed to Richard Clay Travis and wife, Lara Eve Travis by Warranty deed from Spencer Washington, a married person of record in Instrument No. 20080228-0019679 Register's Office for Davidson County, Tennessee, dated February 27, 2008 and recorded on February 28, 2008.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 919 Warren Street, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 5th day of June, 2015.

Richard Clay Travis

Lara Eve Travis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Richard Clay Travis and Lara Eve Travis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 5th day of June, 2015.

Notary Public

My Commission Expires: 7-2-2018

