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Prepared by T. Jake Wolaver
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P.O. Box 1431
Columbia, TN 38402-1431

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

BILL GARRETT, Davidson County
Trans:T20150073711 DEEDWARR
Recvd: 08/31/15 10:58 3 pgs
Fees:18.00 Taxes:555.00
20150831-0087964

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Sherry Jean Morris, a married woman, and Joyce Mai Johnson, a married woman** , 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 Lot No. 57 and 59 on the Plan of No. 1 Plan of West Nashville of record in Plat Book 57, Page 74 and 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Said Lot Nos. 57 and 59 front together 50 feet on the easterly side of 45th Avenue North, formerly Fourth Street, and extend back between parallel lines with the southerly margin of an alley, 105.5 feet to an alley.
>
> Being the same property conveyed to FIRST PARTY herein by deed of record in Instrument No. 20150601-0050380, Register's Office of Davidson County, Tennessee.
>
> Same description as previous deed.
>
> Tax Map & Parcel: 091-12-0-141.00.
>
> FIRST PARTY warrants that no other individual or entity holds any other interest in the above-described property, whether marital or otherwise, and that the property has not been used as his/her 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 27th day of August, 2015.

Sherry Jean Morris

Joyce Mai Johnson

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned, Sherry Jean Morris, with whom I am personally acquainted, and who acknowledged under oath that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of August, 2015.

My commission expires:

_____

Notary Public

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

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned, Joyce Mai Johnson, with whom I am personally acquainted, and who acknowledged under oath that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of August, 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 $150,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of August, 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