Prepared by T. Jake Wolaver
Tisher, Wolaver, Free, Carter & Lynn, PLLC
P.O. Box 1431
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Return to Tisher, Wolaver, Free, Carter & Lynn, PLLC

BILL GARRETT, Davidson County
Trans:T20150073715 DEEDWARR
Recvd: 08/31/15 11:03 2 pgs
Fees:13.00 Taxes:370.00
20150831-0087969

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Jeffrey A. Smith, a 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 Lot No. 1213, Block 176, on the No. 1 Plan of West Nashville, of record in Plat Book 57, Pages 74 and 75, in the Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 1211 and 1213 adjoin and front together 50.0 feet on the northerly margin of Indiana Avenue and extend back between parallel lines 150.0 feet to an alley.
>
> Being a portion the same property conveyed to FIRST PARTY herein by deed of record in Instrument No. 20070504-0053809, Register's Office of Davidson County, Tennessee.
>
> Same description as previous deed.
>
> Tax Map & Parcel: 091-11-138.00. (Parent Parcel)
>
> 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.

Jeffrey A. Smith

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned, Jeffrey A. Smith, 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 27th day of August, 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 $100,000.00.

Affiant

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

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