WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150081063 DEEDWARR
Recvd: 09/23/15 13:49 2 pgs
Fees:13.00 Taxes:666.00
20150923-0096763

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires NOV. 3, 2015

(AFFIX SEAL)

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
Blackacre Associates, LLC	New Owner	
(NAME)	(NAME)	07209020400
Creekside Center, Unit C-1 465 Henslee Dr.		
(ADDRESS)	(ADDRESS)	
Dickson, TN 37055		
(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, **VOLUNTEER STATE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BLACKACRE ASSOCIATES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 the West one-half of Lot No. 20 on the Plan of East Hill Addition of record in Plat Book 332, Page 33, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 20 fronts 50 feet on the Northerly margin of West Delmas Avenue (formerly Delmas Avenue) and extends back 192 feet between parallel lines to a dead line in the rear, measuring 50 feet thereon.

Being the same property conveyed by Warranty Deed from Stephen F. Meade, married to Volunteer State Properties, LLC, a Tennessee Limited Liability Company, as recorded on the 4th day of August, 2015 in Instrument No. 20150804-0077443; part of Quitclaim Deed from Stephen F. Meade to Stephen F. Meade and wife, Helen Katherine Creason Meade, as tenants by the entirety, as recorded on the 28th day of August, 2006 in Instrument No. 20060828-0106324; Quitclaim Deed from Hellen Darrett to Stephen F. Meade, as recorded on the 21st day of October, 1994 in Deed Book 9499, Page 77; Quitclaim Deed from Sandra J. Meade to Lee Putman, as recorded on the 1st day of October, 1993 in Deed Book 9099, Page 986 and Installment Deed from Stephen F. Meade to Hellen Darrett, as recorded on the 10th day of March, 1993 in Deed Book 8884, Page 27, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Plat Book 332, Page(s) 33 , said Register's Office.

unimproved
This is improved x property, known as 909 Delmas Avenue, Nashville, TN 37206
(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.

Witness my hand this 15th day of September, 2015.

VOLUNTEER STATE PROPERTIES, LLC

BY: Jonathan Kyle Williams

JONATHAN KYLE WILLIAMS, MANAGER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 15th day of September, 2015.

Commission expires:

Kristian Booth
Notary Public

