WARRANTY DEED

Please Record and Retrun To:
Brentwood Title & Escrow, LLC
320 Seven Springs Way, #350
Brentwood, TN 37027

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 20:7

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,000.00

Rita Bailey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF ~~SEPTEMBER~~ October, 2015.

Notary Public

MY COMMISSION EXPIRES:

(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
Katheryn Ann Koss	Access National Mortgage	
(NAME)	(NAME)	
5407 Kentucky Ave	1800 Robert Fulton Dr., #350	09106031600
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Reston, VA 20191	
(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, **BLACKACRE ASSOCIATES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHERYN ANN KOSS,** 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 Lot No. 1314 of Block 182, Plan No. 1, West Nashville, as shown on plat of record in Plat Book 57, Pages 74 and 75, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed by Quitclaim Deed from Barney B. Regen to Blackacre Associates LLC, a Tennessee limited liability company as recorded on the 18th day of May, 2015 in Instrument No. 20150518-0045686; being a portion of Quitclaim Deed from Blackacre Associates LLC, a Tennessee limited liability company to Barney B. Regen as recorded on the 12th day of May, 2015 in Instrument No. 20150512-0043606; being a portion of Warranty Deed from Bruce Peery, an unmarried man to Blackacre Associates LLC, a Tennessee limited liability company as recorded on the 29th day of April, 2015 in Instrument No. 20150429-0038184 and being a portion of Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C. to Bruce Peery, Unmarried as recorded on the 1st day of April, 2010 in Instrument No. 20100401-0024349, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) 2015 real property taxes; and (b) all matters appearing on the plan of record in Plat Book 57, Page 74, said Register's Office.

unimproved
This is improved x property, known as 5407 Kentucky Ave, Nashville, TN 37209
(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.

BILL GARRETT, Davidson County
Trans:T20150085651 DEEDWARR
Recvd: 10/07/15 14:52 2 pgs
Fees:13.00 Taxes:1476.30
20151007-0102454

Witness my hand this 1 day of ~~September~~ October, 2015.

BLACKACRE ASSOCIATES, LLC

BY: _____

ROBERT E. POTTER, JR., PRESIDENT

BY: _____

JASON L. EPLEY, SECRETARY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 1 day of ~~September~~ October, 2015.

Commission expires:

_____
Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 1st day of ~~September~~ October, 2015.

Commission expires:

_____
Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015