WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150102905 DEEDWARR
Recvd: 12/04/15 15:12 2 pgs
Fees: 13.00 Taxes: 1535.50
20151204-0122622

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

TONY B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY
My Commission Expires SEPT. 18, 2017

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
Glenn D. Fedor, Jr. and Diane DeRosa-Fedor	Mortgage Investors Group	
(NAME) 4706-A Indiana Avenue	(NAME) 750 Old Hickory Blvd. Brentwood Commons, TN 0,130	091110G00100CO
(ADDRESS) Nashville, TN 37209	(ADDRESS) Brentwood, TN 37027	
(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 **GLENN D. FEDOR, JR. AND DIANE DEROSA-FEDOR, HUSBAND AND WIFE,** 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 Unit A of 4706 INDIANA COTTAGES, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 4706 INDIANA COTTAGES, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20150716-0069658, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 4706 INDIANA COTTAGES, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20150716-0069658, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed by Warranty Deed from Jessie J. Bilbrey, an unmarried man to Blackacre Associates LLC, a Tennessee limited liability company, as recorded on the 8th day of June, 2015 in Instrument No. 20150608-0053463; a portion of Warranty Deed from David Ray Bilbrey, unmarried to Jessie J. Bilbrey, as recorded on the 21st day of November, 2014 in Instrument No. 20141121-0107564; a portion of Quit-Claim Deed from Nancy Terwilliger Bilbrey to David Ray Bilbrey, as recorded on the 21st day of November, 2014 in Instrument No. 20141121-0107563 and a portion of Warranty Deed from Joe E. West and wife, Anna Joy West to Nancy Terwilliger Bilbrey and David Ray Bilbrey, wife and husband, as recorded on the 17th day of August, 1994 in Deed Book 9438, Page 833, 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 57, Page(s) 74 and 75 and Instrument No. 20150716-0069658, said Register's Office; (c) restrictive covenants of record in Instrument No. 20150716-0069658, said Register's Office; (d) Bylaws of 4706 Indiana Corporation of record in Instrument No. 20150716-0069658, said Register's Office; (e) Charter of record in Instrument No. 20150722-0071843, said Register's Office; and (f) Restrictive Covenant of record in Instrument No. 20150930-0099518, said Register's Office.

This is improved x property, known as 4706-A Indiana Avenue, Nashville, TN 37209
(unimproved _)
(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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Witness my hand this 3 day of December, 2015.

BLACKACRE ASSOCIATES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

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 3 day of December, 2015.

Commission expires:

_____ Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 5, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Jason 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 3 day of December, 2015.

Commission expires:

_____ Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 5, 2019