WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150108834 DEEDWARR
Recvd: 12/28/15 09:59 2 pgs
Fees:13.00 Taxes:1405.63

20151228-0129667

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 DAY OF December, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATIYA B. CHERRY
NOTARY PUBLIC
STATE OF TENNESSEE
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
Theodore R. Shangreaux	Franklin American Mortgage Company	
(NAME)	(NAME)	
6211 B Louisiana Avenue	6100 Tower Circle, Ste. 600	091010C00200CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Frankli9n, TN 37067	
(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 **THEODORE R. SHANGREAUX, UNMARRIED,** 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 B of 6211 Louisiana 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 6211 Louisiana Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20150303-0018146, 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 6211 Louisiana 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. 20150303-0018146, 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 Quitclaim Deed from Barney B. Regen and Jason L. Epley to Blackacre Associates LLC, a Tennessee limited liability company, as recorded on the 25th day of November, 2014 in Instrument No. 20141125-0108814; being a portion of Warranty Deed from Tina Marie Edwards, married to Barney B. Regen and Jason L. Epley, as recorded on the 22nd day of October, 2014 in Instrument No. 20141022-0097570 and being a portion of Warranty Deed from Francis Dunavant, Herbert Dunavant, Mary Alexander, G. D. Alexander, Jean Jarrell, Rose Adcock, Eva Deal, Robert H. Deal, Ruth Campbell, Voyd N. Campbell and Freda Bates, William Mason Weatherby and Margie V. Weatherby to Tina Marie Edwards, as recorded on the 10th day of October, 1996 in Deed Book 10221, Page 971, 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 161, Page(s) 75 and Instrument No. 20150303-0018146, said Register's Office; (c) restrictive covenants of record in Instrument No. 20150303-0018146, said Register's Office; (d) Bylaws of record in Instrument No. 20150303-0018146, said Register's Office; (e) Charter of record in Instrument No. 20150310-0020263, said Register's Office; and (f) Restrictive Covenant for Detached Structure of record in Instrument No. 20150929-0098985, said Register's Office.

unimproved
This is improved x property, known as 6211 B Louisiana Avenue, 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.

BOX 10-A

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

Witness my hand this 21 day of December, 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 21 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 21 day of December, 2015.

Commission expires:

_____ Notary Public

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