WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160024446 DEEDWARR
Recvd: 03/28/16 10:24 2 pgs
Fees:13.00 Taxes:1405.63
20160328-0028517

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 21 DAY OF March, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/27/18

(AFFIX SEAL)

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

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
Eric Marksbury	Volunteer Mortgage	
(NAME)	(NAME)	091-010B/001.00CO
6213 A Louisiana Avenue	One Vantage Way #E240	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville 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 **ERIC MARKSBURY** 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: a single man

Land in Davidson County, Tennessee, being Unit A of 6213 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 6213 Louisiana Cottages, a Horizontal Property Regime with Private Elements, according to the Master Deed of record as Instrument No. 20150303-0018145, in the 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 6213 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. 20150303-0018145, 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 being a portion of Quitclaim Deed from Barney B. Regen and Jason L. Epley to Blackacre Associates LLC, a Tennessee liability company as recorded on the 25th day of November, 2014 in Instrument No. 20141125-0108812, in Instrument No. 20120904-0079748 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Exhibit B of Instrument No. 20150303-0018145 and Plat Book 161, Page 75, said Register's Office; and restrictive covenants of record in Instrument No. 20150303-0018145 said Register's Office; Terms and provisions of Bylaws recorded in Exhibit "C" of Instrument No. 20150303-0018145, said Register's Office; and Charter of 6213 Louisiana Cottages Corporation recorded at Instrument No. 20150310-0020262, said Register's Office.

unimproved
This is improved x property, known as 6213 A 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.

3954

Witness my hand this 21 day of March, 2016

BLACKACRE ASSOCIATES, LLC

BY: _____

ROGER N. POTTER, VICE-PRESIDENT

BY: _____

JASON L. EPLEY, TREASURER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 21 day of March, 2016.

Commission expires: 11/5/19

_____ Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 Treasurer of Blackacre Associates, LLC the within named bargainor, a limited liability company and that he as such Treasurer, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Treasurer.

Witness my hand and official seal at Nashville, Tennessee this 21 day of March, 2016.

Commission expires: 11/5/19

_____
Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.