BILL GARRETT, Davidson County
Trans: T20160032685 DEEDWARR
Recvd: 04/21/16 08:43 2 pgs
Fees: 13.00 Taxes: 1387.50
20160421-0038622

Katelyn Taylor
State of Tennessee Notary Public
Rutherford County

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $875,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18 DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 11/17/19
(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
Rebecca H. Eagleton	First Community Mortgage	
(NAME)	(NAME)	
604 B 45th Avenue North	262 Robert Rose Dr Ste 14	09112032700/
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Murfreesboro TN 37129	
(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 **REBECCA H. EAGLETON**, 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 59, BLOCK 54, PLAN OF NO. 1 PLAN OF WEST NASHVILLE, as shown on plat of record in Plat Book 57, Pages 74-75, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said lots No 59 front together 50 feet on the easterly side of 45th Avenue North, formerly Fourth Street, and extend back between parallel lines with the southerly margin of an alley, 105.5 feet to an alley.

Being a portion of the same property conveyed by Warranty Deed from Sherry Jean Morris, a married woman, and Joyce Mai Johnson, a married woman to Blackacre Associates LLC, a Tennessee limited liability company, as recorded on the 31st day of August, 2015 in Instrument No. 20150831-0087964, 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 Book Plat Book 57, Page(s) 74-75, said Register's Office; and rRestrictive Covenant for Detached Structure as set forth in instrument recorded in Instrument No. 20150930-0099513, said Register's Office.

unimproved
This is improved x property, known as 604 B 45th Avenue North, 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.

Return To:

Regal Title, LLC
125 N. Church St.
Murfreesboro, TN 37130

Witness my hand this 18 day of April, 2016

BLACKACRE ASSOCIATES, LLC

BY: _____

ROBERT E. POTTER, JR., PRESIDENT

BY: _____

JASON L. EPLEY, TREASURER

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 18 day of April, 2016.

Commission expires:

_____ Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires Nov 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 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 18 day of April, 2016.

Commission expires:

_____ Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires Nov 5, 2019