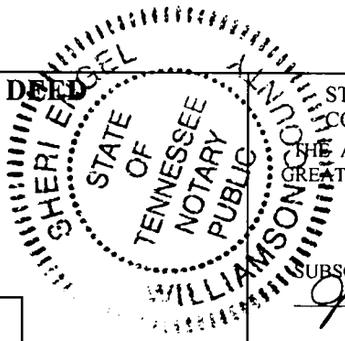
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7th DAY OF June, 2016.

Notary Public

MY COMMISSION EXPIRES: January 5, 2020

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/09/16 08:01 3 pgs
Fees:18.00 Taxes:1368.63
20160609-0058143

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
Britney Friesen	CMG Financial	
(NAME)	(NAME)	
6211 A Louisiana Ave.,	3160 Crow Canyon Rd, Ste 400	91-1-C/1CO
(ADDRESS)	(ADDRESS)	
Nashville,, TN 37209	San Ramon, CA 94583	
(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 **BRITNEY FRIESEN, AN UNMARRIED WOMAN,** 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 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 and Instrument No. 20150930-0099516, 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 Instrument No. 20150930-0099516, , 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 part of the same property conveyed to Blackacre Associates, LLC, a Tennessee limited liability company by Quitclaim Deed from Barney B. Regen and Jason L. Epley dated November 24, 2014 of record in Instrument No. 20141125-0108814, said Register's Office.

This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Book 161, page 75, said Register's Office; and restrictive covenants of record in Instrument No. 20150303-0018146 and Instrument No. 20150930-0099516, said Register's Office; charter of record in Instrument No. 20150310-0020263, said Register's Office..

unimproved _
This is improved x property, known as 6211 A Louisiana 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.

Witness my hand this 7 day of June, 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 7 day of June, 2016.

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 7, 2017

Commission expires:

_____
Notary Public

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 7 day of June, 2016.

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 7, 2017

Commission expires:

_____
Notary Public

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

MARY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY