BILL GARRETT, Davidson County
Trans:T20160086246 DEEDWARR
Recvd: 09/30/16 14:11 3 pgs
Fees:18.00 Taxes:676.73
20160930-0103466

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF September, 2016.

Notary Public
MY COMMISSION EXPIRES: 10/18/2016
File No. G16-6045D

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Robert E. Black and Christine Black, husband and wife (NAME)	new owner (NAME)	23-74
5245 Lickton Pike (STREET ADDRESS)	(STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Same Cloth Ventures, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert E. Black and Christine Black, 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:

SEE ATTACHED EXHIBIT 'A'

BEING the same property conveyed to Same Cloth Ventures, LLC from The Bank of New York Mellon Trust Company, National Association FKA The Bank of New York Trust Company, N.A. as Successor to JPMorgan Chase Bank, National Association, as Indenture Trustee for Residential Asset Mortgage Products, Inc., GMACM Home Equity Loan Trust 2006-HE2, By: Ocwen Loan Servicing, LLC, as Attorney-In-Fact, by Quit Claim Deed dated January 4, 2016, as Instrument No. 20160119-0005105, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to flow of Whites Creek along easterly line.
2. Easement for drain on the southerly line.
3. Notwithstanding the recitation of acreage contained in Schedule A hereof, nothing herein contained shall be construed as a guarantee of the accuracy of the computation of such acreage or square footage.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 5245 Lickton Pike, Goodlettsville, TN 37072.

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. Whenever 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/our hand(s) this 23rd day of September, 2016.

SAME CLOTH VENTURES, LLC

By: _____
Lindsey A. Younts, Member

September 23, 2016
Date

STATE OF SOUTH CAROLINA

COUNTY OF AIKEN }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Lindsey A. Younts, Member for Same Cloth Ventures, LLC, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Member of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 23rd day of September, 2016.

My Commission Expires: 7/26/23

_____
Notary Public

DANA S. HALL NOTARY PUBLIC SOUTH CAROLINA

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

EXHIBIT "A"

LYING IN THE 10TH CIVIL DISTRICT OF SAID COUNTY AND STATE, BEING A PART OF LOT NO. 5 ON THE PLAN OF PARTITION OF THE LAND OF JOHN CUMMINGS, DECEASED, AND DESCRIBED PARTIALLY ACCORDING TO A SURVEY BY T.R. SANFORD, MAY 11, 1957, AS FOLLOWS:

BEGINNING AT A SPIKE IN THE CENTER OF LICKTON PIKE IN THE CENTER OF A CULVERT CROSSING SAID PIKE, BEING MRS. E.M. GAILBRAITH, SR.S NORTHWEST CORNER; THENCE WITH THE CENTER OF SAID PIKE, NORTH 8 DEGREES 30 MINUTES EAST 100 FEET TO A POINT; THENCE LEAVING SAID PIKE, EASTERLY 335 FEET MORE OR LESS, TO A POINT IN THE CENTER OF WHITES CREEK; THENCE WITH THE SAME, SOUTHERLY 100 FEET TO AN IRON PIN, GAILBRAITHS NORTHEAST CORNER; THENCE WITH HER NORTHERLY LINE AND ALONG THE CENTER OF A DRAIN, NORTH 79 DEGREES 19 MINUTES WEST, 332.4 FEET TO THE POINT OF BEGINNING.