WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160094893 DEEDWARR
Recvd: 10/27/16 08:50 2 pgs
Fees:13.00 Taxes:1579.90
20161027-0113496

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $427,000.00

Andre P. Patterson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26 DAY OF October, 2016.

Notary Public

MY COMMISSION EXPIRES: 7-3-17
(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
Andre P. Patterson and June Patterson	Mortgage Research Center LLC dba Veterans United Home Loans	
(NAME) 5311 B Tennessee Avenue	(NAME) 1400 Veterans United Drive	091-07-430.00
(ADDRESS) Nashville, TN 37209	(ADDRESS) Columbia, MO 65203	
(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 DEVELOPMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDRE P. PATTERSON AND JUNE PATTERSON, 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:

Land in Davidson County, Tennessee, being Lot No. 1220, Block 187 on the Plan of No. 1 Plan of West Nashville of record in Plat Book 57, Page (s) 74 and 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed by Warranty Deed From Toni J. Rothfuss, a single person to Blackacre Development Company, LLC, a Tennessee limited liability company, as recorded on the 25th day of January, 2016 in Instrument No. 20160125-0006929; Warranty Deed from Larry S. Kimbro to Toni J. Rothfuss, as recorded on the 23rd day of September, 2015 in Instrument No. 20150923-0096755

Being part of the same property conveyed by Quitclaim Deed from Blackacre Development Company, LLC, a Tennessee limited liability company to Blackacre Development Company, LLC, a Tennessee limited liability company, as recorded on the 28th day of January, 2016 in Instrument No. 20160128-0008393, said Register's Office.

This conveyance is subject to 2016 Real Property taxes; and All matters appearing on the plan of record in Plat Book 57, Pages 74 and 75, said Register's Office.

unimproved
This is improved x property, known as 5311 B Tennessee 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.

Witness my hand this 26th day of October, 2016

BLACKACRE DEVELOPMENT COMPANY, LLC

BY: Barney B. Regen

BARNEY B. REGEN, VICE PRESIDENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Barney B. Regen, 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 Development, 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 26th day of October, 2016.

Commission expires: 11/5/16

Notary Public

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