VYER'S ESCROW SERVICE, INC.
1 RICHARD JONES ROAD, SUITE 220
SHVILLE, TN 37215

BILL GARRETT, Davidson County
Trans:T20170015026 DEEDWARR
Recvd: 02/21/17 10:27 2 pgs
Fees:13.00 Taxes:4329.00
20170221-0017103

WARRANTY DEED

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17 DAY OF February, 2017.

Notary Public

MY COMMISSION EXPIRES: 5-6-19
(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
Jeremy Garner and Sara Morris Garner	New Owner	
(NAME)	(NAME)	
4975 Tyne Ridge Court		146-09-0-009.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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, **BLACKACRE ASSOCIATES, LLC**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEREMY GARNER AND SARA MORRIS GARNER, 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. 35, on the Plan of Treemont of record in Plat Book 6250, Pages 895-897, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed by Warranty Deed from Saravoot Siriyutwatana and wife, Nenita Siriyutwatana to Blackacre Associates LLC, as recorded on the 13th day of January, 2015 in Instrument No. 20150113-0003481 and Warranty Deed from Dukes & Dukes, a Tennessee general partnership to Saravoot Siriyutwatana and wife, Nenita Siriyutwatana, as recorded on the 10th day of August, 1988 in Deed Book 7623, Page 693, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to 2017 real property taxes; Plan of record in Plat Book 6250, Page(s) 895, 896 & 897; Restrictive Covenants of record in Book 6833, Page 594, Book 6833, Page 601, Book 8259, Page 498, Instrument Nos. 20051202-0145241, 20061207-0151539 and 20100212-0011250; bylaws of record in Book 6833, Page 620, Book 6833, Page 653, Instrument Nos. 20061207-0151540, 20061207-0151540 and 20121025-0097770; Charter of Treemont Homeowners Association & Tyne Ridge Court Private Road Access Association recorded in Book 6833, Page 617, Book 6840, Page 509 and Book 6833, Page 650 and Easements of record in Book 6833, Page 633; Certificates of Compliance recorded in Book 8269, Page 515 and Book 8684, Page 992.

unimproved
This is improved x property, known as 4975 Tyne Ridge Ct., Nashville, TN 37220
(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 17th day of February, 2017

BLACKACRE ASSOCIATES, LLC

BY: _____

ROBERT E. POTTER, JR., PRESIDENT

BY: _____

JASON L. EPLEY, TREASURER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert E. Potter, Jr and Jason L. Epley, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the President and Treasuer, respectively of the maker or a constituent of the maker and are authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Nashville, Tennessee this 17th day of February, 2017.

Commission expires:

_____
Notary Public

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