WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170024424 DEEDWARR
Recvd: 03/22/17 15:09 2 pgs
Fees: 13.00 Taxes: 1664.63
20170322-0028182

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,900.00

Rachel Farr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21 DAY OF March, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 2018

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
Luther B. Lanier	Regions Mortgage	
(NAME)	(NAME)	
5205 Illinois Avenue	2050 Parkway Office Cir.	09111043500
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Birmingham, AL 35244	
(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 **LUTHER B. LANIER, JR.**, 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 1112, and the Westerly 10.0 feet of Lot 1110 on the Plan of Plan No. 1 West Nashville, as of record in Book 57, Pages 74 & 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion 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 22nd day of March, 2016 in Instrument No. 20160322-0027133; a portion of Warranty Deed from Alicia Griffith, a single person to Blackacre Development Company, LLC, a Tennessee Limited Liability Company, as recorded on the 22nd day of March, 2016 in Instrument No. 20160322-0027132 and a portion of Warranty Deed from William Dell Walker and wife, Alice Brown Walker to Alicia Griffith, a single person, as recorded on the 23rd day of March, 2012 in Instrument No. 20120323-0024873 and Scrivener's Affidavit in Instrument No. 20160316-0024961, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 5205 Illinois 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 21 day of March, 2017

BLACKACRE DEVELOPMENT COMPANY, LLC

BY: Barney B. Regen

BARNEY R. REGEN, VICE PRESIDENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Barney R. 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 Company, 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 21 day of March, 2017.

Commission expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires September 18, 2017

Notary Public