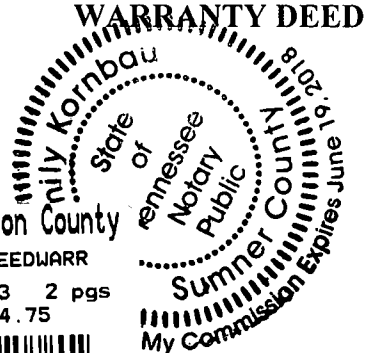
WARRANTY DEED



BILL GARRETT, Davidson County
Trans:T20170024793 DEEDWARR
Recvd: 03/23/17 14:33 2 pgs
Fees:13.00 Taxes:1544.75

20170323-0028647

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $417,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 6/19/18

(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
Chigozie Hamilton Ejiasi and Ellen Margaret Ejiasi	new owner	
(NAME) 5207 Illinois Avenue	(NAME)	09111043400
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(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 **CHIGOZIE HAMILTON EJIASI AND ELLEN MARGARET EJIASI, 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 1114 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 mad for a more complete description.

Being a portion of the same property conveyed by 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 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, 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 5207 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

Witness my hand this 17th day of March, 2017

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 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 17th day of March, 2017.

Commission expires: 11/5/19

Notary Public

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