(2) 466

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170034238 DEEDWARR
Recvd: 04/24/17 11:03 2 pgs
Fees:13.00 Taxes:444.00

20170424-0039856

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOX 10-A

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

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

BONITA MARTIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires March 10, 2018

Notary Public

MY COMMISSION EXPIRES: (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
Blackacre Development Company, LLC	New Owner	
(NAME) 465 Henslee Dr., Unit C-1	(NAME)	081-07-0-13800
(ADDRESS) Dickson, TN 37055	(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, **JOANN EARLY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BLACKACRE DEVELOPMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 Map of the Subdivision of Lot No. 8 of Owen's Buena Vista Plan, of record in Book 57, Pages 26 and 27, of the Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dewey Burnette by deed from Rosson Wood and wife, Mary Catherine Wood, or record in Book 7400, pages 22-230, Register's Office for Davidson County, Tennessee. Dewey Burnette and Dewey Burnett are one and the same. Dewey Burnett aka James Dewey Burnett died testate on October 19, 2006. JoAnn Early was appointed Executrix of the Estate of James Dewey Burnett, pursuant to Order of Probate under Docket No. 06P-1718, in the Seventh Circuit Court for Davidson County, Tennessee

Being the same property conveyed to Joann Early, by Quitclaim Deed from Joann Early, Executrix for the Estate of James Dewey Burnett, Probate Court for Davidson County, Tennessee, Docket No. 06-1718, dated September 28, 2010,of record in Instrument No. 20101109-0089848, Register's Office for 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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

unimproved
This is improved x property, known as 2002 10th Ave. N, Nashville, TN 37208
(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 21st day of April, 2017

JOANN EARLY, BY: GARY W. TEMPLE, ATTORNEY IN FACT

Attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 21 day of April, 2017, before me personally appeared Gary W. Temple, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Joanne Early and acknowledged that he executed the same as the free act and deed of Joanne Early.

Witness my hand and official seal at Nashville, Tennessee this 21 day of April, 2017.

Commission expires:

BONITA MARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Commission Expires March 10, 2018

Bonita Martin

Notary Public