WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO
200 MADISON STREET
MADISON, TN 37115

STEVEN PAUL DISSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,752.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of June, 2017

Notary Public

MY COMMISSION EXPIRES: 3/8/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
BLKM Investments, LLC., its successors and/or assigns	Same	46-17
(NAME) 209 Amana Drive ~~4672 Bull Run Road~~	(NAME)	
(ADDRESS) Lebanon, TN 37206 ~~Ashland City, TN 37015~~	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20171417

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, I/we, **Essie Mae Long**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **BLKM Investments, LLC., its successors and/or assigns**, 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 the 13th, formerly the 25th, Civil District of Davidson County, Tennessee, being part of Lot No. 2 on the plan marked Exhibit "A" of part of the lands of Elias Simpkins, deceased, as of record in Plan Book 2, page 64, Chancery Court at Nashville, described according to a survey made by Ralph W. C. Lambert, March 25, 1961, as follows:

Beginning at a spike in the center of Bull Run Road, said spike lying in the easterly line of the property conveyed to E. R. Shockley and wife, by deed from Nella Elizabeth Bess, et al, as of record in Book 1637, page 465, Register's Office for said County; thence with said Shockley's easterly line North 18° 30' West 456 feet to a spike in the base of a 14 inch forked sweetgum; thence North 57° 30' East 284 feet to an iron pin; thence South 18° 30' East 456 feet to a spike in the center of said Road South 57° 30' West 284 feet to the beginning, containing 3 acres, more or less.

Being the same property conveyed to James D. Long and wife, Essie Mae A. Long by deed from J. L. Gallaher, a widower, dated April 6, 1961, of record in Book 3218, page 573, Register's Office for Davidson County, Tennessee. The said James D. Long having since died on October 20, 1993, leaving Essie Mae A. Long as surviving tenant by the entirety.

Unimproved ☐

This is Improved ☒ property, known as 4672 Bull Run Road, Ashland City, TN 37015
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20170056047 DEEDWARR
Recvd: 06/30/17 09:55 2 pgs
Fees:13.00 Taxes:513.42
20170630-0065932

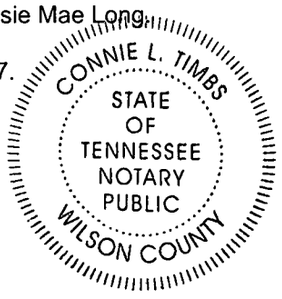
Witness my hand this 13th day of June, 2017

Essie Mae Long by James A. Long, as attorney-in-fact
Essie Mae Long, by James A. Long, as attorney-in-fact

STATE OF Tennessee)
County OF Sumner)

Before me personally appeared James A. Long, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Essie Mae Long, and who acknowledged that he/she executed the same as the free act and deed of Essie Mae Long.

Witness my hand, at office, this 13th of June, 2017.



Connie L Timbs
Notary Public
My Commission Expires: 2-4-2019