WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170068330 DEEDWARR
Recvd: 08/08/17 10:10 2 pgs
Fees:13.00 Taxes:536.50
20170808-0080989

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER **$145,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd DAY OF August, 2017

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 8, 2018

BOX 10-A

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

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 100
Nashville, TN 37211

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP - PARCEL NO(S)
Blackacre Development Company LLC	SAME	081-07-0-122.00
(Name)	(Name)	
465 Henslee Drive, Unit C-1		
(ADDRESS)	(ADDRESS)	
Dickson, Tennessee 37055		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **GEORGIA LEE GROVES, AN UNMARRIED WOMAN** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BLACKACRE DEVELOPMENT COMPANY LLC** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land being located in Davidson County, Tennessee, being Lot No. 39 of the Subdivision of Lot 7 of the Buena Vista Plan, which plan is of record in Book 57, page 26, Register's Office for Davidson County, Tennessee.

Said Lot No, 39 fronts 50 feet on the west side of 10th Avenue North and runs back between parallel lines 128 feet to an alley.

Being the same property conveyed to GEORGIA LEE BLACKWELL GOODNER, by deed from RALPH STEVENS CONSTRUCTION COMPANY, INC., of record in Book 4183, page 998, dated July 26, 1967, said Register's Office. Being further conveyed to GEORGIA LEE GROVES AND HUSBAND, WALTER L. GROVES, by Quitclaim Deed from GEORGIA LEE BLACKWELL GOODNER, NOW GROVES, of record in Book 4326, page 978, dated April 16, 1969, said Register's Office. The said Walter L. Groves having since died on or about February 10, 1987, leaving Georgia Lee Groves the surviving tenant by the entirety.

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.

Executed by my hand this 3rd Day of August 2017.

Georgia Lee Groves

STATE OF Tennessee

County OF Davidson

Before Me, a Notary Public for the above State and County, do hereby certify that Georgia ~~L.~~ Lee Groves personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 3rd of August, 2017.

Notary Public

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

(SEAL)

Please return to
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 100
Nashville, TN 37211