WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of August, 2017.

Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20170068863 DEEDWARR
Recvd: 08/09/17 11:31 2 pgs
Fees:13.00 Taxes:370.00
20170809-0081583

THIS INSTRUMENT WAS PREPARED BY
Steven P. Disser
Attorney-at-Law
GREATER NASHVILLE TITLE & CLOSING CO.
200 Madison St.
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
BLKM Investments, LLC.	TriStar Bank	Part of 07216000900
(NAME)	(NAME)	
201 Amana Dr.	719 East College St.	
(ADDRESS)	(ADDRESS)	
Lebanon, TN 37087	Dickson, TN 37055	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Peter Karp, by and through my Attorney-in-Fact, James Otis Karp,, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BLKM Investments, LLC., HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, being Unit A, and the limited common area appurtenant thereto as established in Declaration of Covenants, Conditions, and Restrictions for Homes at 1714 Porter Road, A Horizontal Property Regime With Private Elements, of record as Instrument No. 20170803-0079427, Register's Office for Davidson County, Tennessee with Plat attached as Exhibit "B" thereto, reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Peter Karp, by Warranty Deed from Gordon Wayne O'Malley, of record in Instrument No. 20170710-0068895, Register's Office, Davidson County Tennessee, dated June 30, 2017 and recorded on July 10, 2017.

***Power of Attorney executed by Peter Karp to James Otis Karp of record in Instrument No. 20170803-0079426.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2017 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, AND ALL MATTERS SET FORTH ON THE PLAT, WHICH IS EXHIBIT "B" IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR HOMES AT 1714 PORTER ROAD, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NUMBER 20170803-0079427,REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ALSO SUBJECT TO RIGHTS, CONDITIONS, AND OBLIGATIONS SET FORTH IN THE AFOREMENTIONED HPR AGREEMENT, FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, AND ALL MATTERS SET FORTH ON THE PLAT OF RIVERSIDE DRIVE SUBDIVISION OF RECORD IN PLAT BOOK 974, PAGES 60 AND 61, SAID REGISTER'S OFFICE, AND FURTHER SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENTS OF RECORD AFFECTING PROPERTY, IF ANY.

unimproved ☐

This is improved ☑ property, known as 1714A Porter Rd., Nashville, TN 37206
(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 GRANTEE, its successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 do further covenant and bind myself, my, heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 4th day of August, 2017.

Peter Karp

James Otis Karp, Attorney in Fact
By: James Otis Karp, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, James Otis Karp, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Peter Karp, acting as that person's agent and attorney in fact, and the said James Otis Karp acknowledged that he executed the foregoing instrument as agent and attorney in fact for Peter Karp for the purposes therein contained.

WITNESS my hand and seal, this 4th day of August, 2017.

My Commission Expires:
3/8/21

Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

STEVEN PAUL DISSER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY