BILL GARRETT, Davidson County
Trans: T20170069659 DEEDWARR
Recvd: 08/11/17 10:27 2 pgs
Fees: 13.00 Taxes: 925.00

20170811-0082403

WARRANTY DEED

STATE OF ~~TENNESSEE~~ NC
COUNTY OF Mecklenburg

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

K Cassidy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF AUGUST, ~~2017~~ 8.

Notary Public

MY COMMISSION EXPIRES: 4.3.18
(AFFIX SEAL)

NICHOLAS BOLLING
Notary Public
Mecklenburg County
My Commission Expires
04/03/2018
NORTH CAROLINA

THIS INSTRUMENT WAS PREPARED BY
Kathryn Cassidy, Ark Title Group, LLC, 10125 Berkeley Place Drive, Charlotte, NC 28262

File No.: ARK170308TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Black Rock Real Estate LLC, a Nevada limited liability company	Black Rock Real Estate LLC, a Nevada limited liability company	
(NAME) 950 W Warm Springs Road STE 104	(NAME) 950 W Warm Springs Road STE 104	05700000900
(ADDRESS) Henderson, NV 89011	(ADDRESS) Henderson, NV 89011	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Fifty Thousand And No/100 Dollars ($250,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MARGARET C. NICHOLSON, single**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BLACK ROCK REAL ESTATE LLC, A NEVADA 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:

Being all of Lot 1, as shown on Final Plat, Margaret C. Nichols Subdivision, as shown on map thereof recorded in Instrument No. 20111007-0078020, and being more particularly described as follows:

Beginning at an iron pin in the west right of way of Old Hickory Boulevard, said point being 209.19 feet northeast of a concrete monument in the right of way of said Road, said Beginning point being a corner with Jimmy D. Martin, now or formerly, (Deed Book 11297, Page 308); thence with the line of Martin, N. 71-44-10 W. 778.33 feet to an iron pin, a corner with Henry C. Warrick and Donna R. Warrick, now or formerly, (Deed Book 6934, Page 166); thence with the line of Warrick, N. 05-29-58 E. 194.82 feet to an iron pin, a corner with Carl Provost and Angela Provost, now or formerly, (Instrument No. 20110504, Page 0034182); thence with the line of Provost, S. 71-42-31 E. 827.77 feet to an iron pin in the west right of way

of Old Hickory Boulevard; thence along said right of way S. 20-11-46 W. 189.72 feet to the point and place of Beginning, containing 3.50 acre, more or less, according to survey by Randolph L. Chapdelaine, dated October 4, 2011.

Being in all respects the property conveyed by Deed from Erica Martin f/k/a Erica Furman to Margaret C. Nicholson, dated October 21, 2010 and recorded October 25, 2010 in Instrument No. 20101025-0085180, Registers Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 5445 Old Hickory Blvd, 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 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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

IT IS THE INTENTION OF THE PARTIES HERETO to hereby create in Grantee a joint tenancy estate with right of survivorship and not as tenants in common.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Margaret C. Nicholson this 1st day of August, 2017.

Margaret Charlene Nicholson
Margaret C. Nicholson

STATE OF TENNESSEE
COUNTY OF Davidson

On this 1 day of August, 2017, before me personally appeared Margaret C. Nicholson to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal atDavidson County, Tennessee this 1 day of August, 2017.

Commission Expires: May 23rd 2018

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF CARLA D. MOORE

Carla D Moore
Notary Public