THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 BILL GARRETT, Davidson County Trans: T20170071429 DEEDWARR Recvd: 08/17/17 10:07 2 pgs Fees: 13.00 Taxes: 1572.50 20170817-0084487	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 425,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF AUGUST, 2017. Notary Public MY COMMISSION EXPIRES: 1-6-20 (AFFIX SEAL)

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alicia Griffith	owner	MAP 0941-13-0I
514 C Stevenson Street		PARCEL 001.00-CO
Nashville, TN 37209		
(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, **Blackacre Development Company, LLC**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alicia Griffith**

HEREINAFTER CALLED THE GRANTEE, HER 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 Unit A of Summit Street Homes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Summit Street Homes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160115-0004582, Register' s Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Summit Street Homes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20160115-0004582, and Bylaws appended thereto as Exhibit "C", said Register' s Office, are incorporated hereby reference and made a part hercof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Blackacre Development Company, LLC, a Tennessee Limited Liability Company by Warranty deed from Toni J. Rothfuss of record in Instrument No. 20160414-0035694 Register's Office for Davidson County, Tennessee, dated April 11, 2016 and recorded on April 14, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **502 Summit St, Nashville, TN 37209.**

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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 the 15th day of August, 2017.

Blackacre Development Company, LLC

BY: _____ President
Jason Epley, Authorized Member

STATE OF TENNESSEE
COUNTY OF DICKSON

Before me, a Notary Public in and for said State and County, personally appeared Jason Epley, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized Member of the maker, **Blackacre Development Company, LLC**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 15th day of August, 2017.

My Commission expires Nov. 21, 2017

Laura K. Newberry
Notary Public

LAURA K. NEWBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON