WARRANTY DEED

NC

STATE OF ~~TENNESSEE~~
COUNTY OF Mecklenburg

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00.

K Cassidy
Affiant

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

Ashley M Cameron
Notary Public

MY COMMISSION EXPIRES: 1/7/2020
(AFFIX SEAL)

ASHLEY M CAMERON
Notary Public
Gaston County
My Commission Expires
1/7/2020
NORTH CAROLINA

BILL GARRETT, Davidson County
Trans: T20170072136 DEEDWARR
Recvd: 08/21/17 08:37 2 pgs
Fees: 13.00 Taxes: 185.00
20170821-0085380

THIS INSTRUMENT WAS PREPARED BY
Kathryn Cassidy, Ark Title Group, LLC, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: ARK170354TN

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	067000140.00
(ADDRESS) Henderson, NV 89011	(ADDRESS) Henderson, NV 89011	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Fifty Thousand And No/100 Dollars ($50,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MARGARET CHARLENE NICHOLSON, A SINGLE PERSON, 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:

Beginning at an iron pin in the south right of way of Ashland City Highway, said point also being the northwest corner of Parcel 43 of Tax Map 67 in Davidson County, TN. and the northeast corner of herein described property; thence S 18 deg 07 min 40 sec E 227.45 feet to a Mag nail in center of Old Hyde's Ferry Pike; thence with said Pike S 63 deg 44 min 24 sec W 100.00 feet to a Mag nail in center of Old Hyde's Ferry Pike; thence leaving Pike N 18 deg 14 min 19 sec W 224.62 feet to an iron pin in the south right of way of Ashland City Highway; thence N 62 deg 06 min 00 sec E 100.00 feet to the point of beginning containing 22,322.18 sq. ft. or 0.51 Acres, more or less, according to survey by David P. Brackman, RLS, dated July 5, 2017.

Being the same property conveyed to Margaret Charlene Adcock by Deed from Herbert Monroe Estes, Herbert David Estes, Stephen Wayne Johnson and Joyce M Randolph recorded 5-19-1993 in Book 8952, Page 328, Davidson County Register of Deeds, State of Tennessee.

unimproved ☐
This is improved ☒ property, known as 5239 Old Hydes Ferry Pike, Nashville, TN 37218
(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 Charlene Nicholson, a single person this 1 day of August, 2017.

Margaret Charlene Nicholson

STATE OF TENNESSEE
COUNTY OF Davidson

On this 1 day of August 2017, before me personally appeared Margaret Charlene Nicholson, a single person 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

Notary Public

CARLA D. MOORE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY