WARRANTY DEED

STATE OF ~~TENNESSEE~~ NC
COUNTY OF Mecklenburg

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00.

K Cassidy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 4.3.18

(AFFIX SEAL)

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

BILL GARRETT, Davidson County
Trans:T20170077286 DEEDWARR
Recvd: 09/05/17 09:46 2 pgs
Fees:13.00 Taxes:580.90
20170905-0090800

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

File No.: ARK170391TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Black Rock Real Estate LLC, Nevada limited liability company	Black Rock Real Estate LLC, Nevada limited liability company	
(NAME) 950 W Warm Springs Road STE 104	(NAME) 950 W Warm Springs Road STE 104	051-03-0-043.00
(ADDRESS) Henderson, NV 89011	(ADDRESS) Henderson, NV 89011	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Fifty-Seven Thousand And No/100 Dollars ($157,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ELLA M. RUSSELL AND BENJAMIN L. RUSSELL, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BLACK ROCK REAL ESTATE LLC, 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:

Land in Davidson County, Tennessee, being Lot No. 111 on the Plan of Section Two, Pleasant Acres of record in Plat Book 2133, Page 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 111 fronts 80 feet ton the North side of Chadwell Drive and runs back 179.2 feet on the West line and 201 feet on the East line to a dead line in rear on which it measures 80 feet.

Being the same property conveyed to Ella M. Russell and Benjamin L. Russell, wife and husband by Warranty deed from Billy Dean McDonald and Mary Jean McDonald, husband and wife of record in Instrument No. 20050706-0077699 Register's Office for Davidson County, Tennessee, dated June 30, 2005 and recorded on July 06, 2005.

unimproved ☐
This is improved ☒ property, known as 504 Chadwell Drive, Madison, TN 37115

(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 Ella M. Russell and Benjamin L. Russell, wife and husband this 8-22-17 day of _____, _____.

Ella M. Russell

Benjamin L. Russell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22 day of August, 2017, before me personally appeared Ella M. Russell and Benjamin L. Russell, wife and husband 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 at Davidson County, Tennessee this 22 day of August, 2017.

Commission Expires: May 23rd 2018

Notary Public

CARLA D. MOORE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY