(1)

WARRANTY DEED

Bill Garrett Davidson County
Batch# 5307 DEEDWARR
09/27/2017 01:04:40 PM 2 pgs
Fees: $13.00 Taxes: $832.50

20170927-0098970

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Deedra A. Walker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of September, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/3/19

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lauren Langston Stewart	CMG Mortgage, Inc. dba CMG Financial	046-00-0-017.00
(NAME)	(NAME)	
4672 Bull Run Rd.	3160 Crow Canyon Road, Suite 400	
(ADDRESS)	(ADDRESS)	
Ashland City, TN 37015	San Ramon, CA 94583	
(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, BLKM INVESTMENTS, LLC, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LAURA LANGSTON STEWART, A MARRIED WOMAN, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 13th, formerly the 25th, Civil District of Davidson County, Tennessee, being part of Lot No. 2 on the plan marked exhibit "A" of part of the lands of of Elias Simpkins, deceased, as of record in Plan Book 2, Page 64, Chancery Court at Nashville, described according to a survey made by Ralph W. C. Lambert, March 25, 1961, as follows:

Beginning at a spike in the center of Bull Run Road, said spike lying in the easterly line of the property conveyed to E. R. Shockley and wife, by deed from Nella Elizabeth Bess, et al, as of record in Book 1637, page 465, Register's Office for said County; thence with said Shockley's easterly line north 18 degrees 30' West 456 feet to a spike in the base of a 14 inch forked Sweetgum; thence North 57 degrees 30" East 284 feet to an iron pin; thence South 18 degrees 30' East 456 feet to a spike in the center of said Road; thence South 57 degrees 30 feet West 284 feet to the beginning, containing 3 acres, more or less.

Being the same property conveyed to BLKM Investments, LLC. by Warranty Deed from Essie Mae Long of record as Instrument No. 20170630-0065932, Register's office for Davidson County, Tennessee, dated June 13, 2017, and recorded June 30, 2017.

unimproved ☐

This is improved ☑ property, known as 4672 Bull Run Rd., Ashland City, TN 37015
(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, her heirs and assigns forever; and do covenant with the said GRANTEE that 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 do further covenant and bind , 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 22nd day of September, 2017.

BLKM INVESTMENTS, LLC

By: Michael A. Isaacson, Managing Member

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Michael A. Isaacson with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Managing Member of **BLKM Investments, LLC.**, the within named bargainor, a limited liability company, and that he as such Managing Member being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company, by himself as such Managing Member

WITNESS my hand and seal this 22nd day of September, 2017.

My Commission Expires:
7/8/21

Notary Public,

Return To:

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