THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33837-07-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $195,000.00. Affiant Subscribed and sworn to before me this 2nd day of October, 2017. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON COMMISSION EXPIRES MAY 5, 2020

WARRANTY DEED

Address New Owner: Blackacre Development Co. LLC 465 Henslee Dr., Unit C-1 Dickson, TN 37055	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 091 05 0 044 01

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christopher A. Lewis, Jr., and wife Rachael D. Lewis, who joins in the execution of this instrument for the purpose of conveying any interest she has in the property by virtue of her marriage to Christopher A. Lewis, Jr., and Anita A. Lewis, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Blackacre Development Company, LLC, a Tennessee limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 625 Ries Ave, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: FBD-17-625

Bill Garrett Davidson County
Batch# 24264 DEEDWARR
11/09/2017 09:35:01 AM 3 pgs
Fees: $18.00 Taxes: $721.50

20171109-0115332

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of October, 2017.

Christopher A. Lewis, Jr.

Rachael D. Lewis

Anita A. Lewis, by Christopher A. Lewis, Jr., her Attorney-in-fact

Anita A. Lewis, by Christopher A. Lewis, Jr., her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher A. Lewis, Jr. and Rachael D. Lewis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of October, 2017.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2019

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher A. Lewis, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Anita A. Lewis, and he is authorized by Anita A. Lewis to execute this instrument on her behalf.

Witness my hand, at office, this 27th day of October, 2017.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2019

Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Moss-Wood Subdivision Section Three, as of record in Plat Book 3106, page 90, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Christopher A. Lewis, Jr. and Anita A. Lewis, as tenants in common with right of survivorship by deed dated April 19, 2010 from Beverly J. Faulk, unmarried of record in Instrument No. 20100419-0029366, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All matters appearing on the Plan of record as Book 3106, page 90, Register's Office for Davidson County, Tennessee.