Prepared By & Return To:
Tennessee Title Services, LLC
207 N Main St.
Dickson, TN 37055
17-0491D

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 36035 DEEDWARR
12/11/2017 03:12:42 PM 2 pgs
Fees: $13.00 Taxes: $1,602.10
20171211-0126213

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $433,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th day of December, 2017

Notary Public
Commission Expires:

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Elizabeth Gaughf Kozak 5309B Tennessee Ave Nashville, TN 37209	New Owner	09107047000

WARRANTY DEED

FOR AND IN 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, I/WE,

Blackacre Development Company, LLC

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Elizabeth Gaughf Kozak and Michael David Kozak, wife and husband

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. 1216, of Block 187 on the Plan of No. 1 Plan of West Nashville of record in Plat Book 57, Page (s) 74 and 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.

Being a portion of the same property conveyed to Matthew D. McJunkin, an unmarried man by Warranty deed from Joe Richard England and Bobbie Emogene England, husband and wife of record in Instrument No. 20040407-0039342 Register's Office for Davidson County, Tennessee, dated March 29, 2004 and recorded on April 07, 2004. (Value or consideration as shown in aforementioned deed $74,000.00.)

Being a portion of the same property conveyed to Blackacre Development Company, LLC, a Tennessee limited liability company by Warranty deed from Matthew D. McJunkin, married of record in Instrument No. 20170227-0019168 Register's Office for Davidson County, Tennessee, dated February 17, 2017 and recorded on February 27, 2017.

Being a portion of the same property conveyed to Blackacre Development Company, LLC by Quitclaim deed from Blackacre Development Company, LLC, a Tennessee limited liability company of record in Instrument No. 20170227-0019169 Register's Office for Davidson County, Tennessee, dated February 23, 2017 and recorded on February 27, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5309B Tennessee Ave, 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 GRANTEES, their heirs and assigns forever; and we so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 6 day of December, 2017.

Blackacre Development Company, LLC

By: Jason L. Epley, President

STATE OF TENNESSEE
COUNTY OF Dickson

Personally appeared before me, a Notary Public in and for said County and State, personally appeared Jason L. Epley,with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of **Blackacre Development Company, LLC** the within named bargainor, a **limited liability company**, and that he as such President, 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 President.

Witness my hand and official seal at office this 6 day of December, 2017.

Notary Public

Commission Expiration:

FRANCES WYMONETT ROSE
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 22, 2018
COUNTY OF DICKSON