WARRANTY DEED

Bill Garrett Davidson County
Batch# 38739 DEEDWARR
12/18/2017 11:51:48 AM 2 pgs
Fees: $13.00 Taxes: $2,090.50

20171218-0128591

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $565,000.00

Joy B. Rich
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/10/18

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James A. Rich and Joy B. Rich	New owner	08310014200
(NAME)	(NAME)	
1611 Gartland Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, BLKM INVESTMENTS, LLC (ERRONEOUSLY REFERRED TO IN PRIOR DEED AS BLKM, LLC) , HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES A. RICH AND JOY B. RICH, HUSBAND AND WIFE, 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. 3 on an unrecorded map showing a subdivision of a part of the north part of Lot No. 81 on the Plan of Lockeland or Chadwell Home Place in East Nashville as of record in Book 57, Page 135, Register's Office for Davidson County, Tennessee, and also being part of Lot No. 25 on the Map of W. R. Cornelius, Jr.'s subdivision, as of record in Book 57, Page 124, said Register's Office, and described according to a copy of a survey thereof by Pete Meyer, Surveyor, dated December 27, 1945, as follows: Beginning at a point in the north margin of Gartland Avenue 111.1 feet west of the west margin of North 17th Street at the corner of Lots Nos. 2 and 3; thence with the line between said lots, northerly 145 feet to a point, which is 110..2 feet west of the westerly margin of North 17th Street; thence North 89 degrees west 54.9 feet to the corner of Lots Nos. 3 and 4; thence with the line between said lots, southerly 144.1 feet to the north margin of Gartland Avenue; thence with the margin of same, south 89 degrees 55 feet east to the beginning.

Being the same property conveyed to BLKM Investments, LLC (erroneously referred to as BLKM, LLC) by Warranty Deed from Gordon W. O'Malley and George A. Street, Jr., both as Alternate or Successor Co-Trustees of the O'Malley Family Trust, of record as Instrument No. 20170310-0023779, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO ALL MATTERS SET FORTH ON AN UNRECORDED MAP SHOWING SUBDIVISION OF A PART OF THE NORTH PART OF LOT NO. 81 ON THE PLAN OF LOCKELAND OR CHADWELL HOME PLACE IN EAST NASHVILLE OF RECORD IN BOOK 57, PAGE 135, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND ALSO ON THE MAP OF W.R. CORNELIUS, JR.'S SUBDIVISION OF RECORD IN BOOK 57, PAGE 124, SAID REGISTER'S OFFICE; AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES.

unimproved ☐

This is improved ☑ property, known as 1611 Gartland Ave., Nashville, TN 37206
(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 GRANTEES, their heirs and assigns forever; and I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my, 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.

Witness my hand this 15th day of December, 2017.

BLKM Investments, LLC

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 M. 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 15th day of December, 2017.

My Commission Expires:
3/8/21

Notary Public,

Return To:

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

STEVEN PAUL BISSER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY