WARRANTY DEED

Bill Garrett Davidson County
Batch# 59983 DEEDWARR
02/16/2018 02:40:30 PM 4 pgs
Fees: $23.00 Taxes: $814.00
20180216-0015393

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of February, 2018.

Notary Public

MY COMMISSION EXPIRES: 10/03/2018

(AFFIX SEAL)

AMY NICHOLE BAGWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Blackacre Development Company, LLC		133020116.00 & 133020118.00
(NAME)	(NAME)	
(ADDRESS)	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Kathryn Merth Pflueger, FKA Kathryn Merth** , hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Blackacre Development Company, LLC, a Tennessee limited liability company** , hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

TRACT 1: 242 Antioch Pike 133-02-0-116.00

Land in Davidson County, Tennessee, being part of lot 7 on the plan of the Subdivision of the Real Estate of Hinchey Petway, Deceased, of record in Minute Book "I", Page 442, Chancery Court in Nashville and being Lot 8 and the easterly 25 feet of Lot 9 on the unrecorded Map of A.C. Roths Subdivision described according to a Survey by Z.J. Wilkinson, Survey, May 3, 1940 as follows:

Said parts of said Lots adjoin and front together 75 feet on the northerly side of Antioch Pike and run back 164.3 feet more or less on the westerly line and 165.7 feet on the easterly line to a line in the rear which measures 75 feet.

INCLUDED in the above description, but expressly EXCLUDED from this conveyance, is that portion of the property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee by Warranty Deed from Bertha M. Givens dated June 24, 1969 of record in Book 4344, Page 779, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

TRACT 2: 242-B Antioch Pike 133-02-0-118.00

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

Being part of Lot No. 7 on the Plan of the Subdivision of the real estate of Hinchey Petway, deceased, as of record in Minute Book "I", Page 442, Chancery Court in Nashville, being Lot No. 9 on the Unrecorded Map of A.

C. Roth's Subdivision, described according to a survey made by Z. J. Wilkinson, Surveyor, May 3, 1940, as follows: Beginning at a point on the Northerly margin of Antioch Pike 665 feet East of the Easterly margin of McComb Avenue, formerly Stewart Street; thence Northwardly and parallel with the Easterly margin of McComb Avenue, 163.9 feet; thence Eastwardly 50 feet to a point in the Northeast corner of said Lot No. 9; thence Southwardly with the line between Lots 8 and 9, 164.8 feet to the Northerly margin of Antioch Pike, the Southeast corner of said Lot No. 9; thence with the Northerly margin of said pike Westwardly 50 feet to the point of beginning.

INCLUDED in the above description, but expressly EXCLUDED from this conveyance, is the following tract or parcel of land:

Being part of Lot No. 7 on the plan of the Subdivision of the Real Estate of Hinchey Petway, deceased, as of record in Minute Book "I", Page 442, Chancery Court in Nashville, being the Easterly 25 feet of Lot No. 9 on the unrecorded map of A. C. Roths Subdivision, described according to a survey made by Z. J. Wilkinson, Surveyor, May 3, 1940, as follows:

Beginning at a point in the Northerly margin of Antioch Pike, 715 feet East of the Easterly margin of McComb Avenue, formerly Stewart Street, said beginning point being the corner of Lots Nos. 8 and 9; thence with the line between said lots, Northwardly 164.8 feet; thence Westwardly 25 feet; thence Southwardly 164.3 feet, more or less, to the Northerly margin of Antioch Pike; thence with the Northerly margin of said Pike, Eastwardly 25 feet to the beginning.

ALSO INCLUDED in the above description, but expressly EXCLUDED from this conveyance, is the following tract or parcel of land:

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

A strip or parcel of land in the 30th Councilmanic District of the Metropolitan Government of Nashville & Davidson County, Tennessee, being part of Lot No. 7 on the plan of the Subdivision of the real estate of Hinchey Petway, deceased, as of record in Minute Book I, Page 442, Chancery Court in Nashville. Being part of Lot Nos. 9, 10 and 11 on the unrecorded map of A. C. Roth's Subdivision, described as follows:

Beginning at a point on the present Northerly margin of Antioch Pike 665 feet East of the Easterly margin of McCombs Avenue, formerly Stewart Street; thence North 2 deg. 43' East 8.04 feet to a point on the new relocated Northerly margin of Antioch Pike; thence South 85 deg. 29' 51" East 100.05 feet along the new relocated Northerly margin of Antioch Pike, the same being parallel to and 30 feet from the new relocated centerline of Antioch Pike to a point; thence South 2 deg. 43' West 4.92 feet to a point on the present Northerly margin of Antioch Pike; thence with the present Northerly margin of said Pike, Westwardly 100 feet to the point of beginning.

Being part of the same property conveyed to Kathryn Merth by Warranty Deed dated 09/29/2005 from Matthew F. Strader, unmarried of record in Instrument 20051004-0119406, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Kathryn Merth by Warranty Deed dated 02/06/2015 from Suzanne Polk Kilby of record in Instrument 20150210-0012108, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☐ property, known as 242 & 242B Antioch Pike, Nashville, TN 37211

(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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S),

their heirs and/or 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 16th day of February, 2018.

Merth KMP
Kathryn Pflueger

Kathryn Merth Pflueger

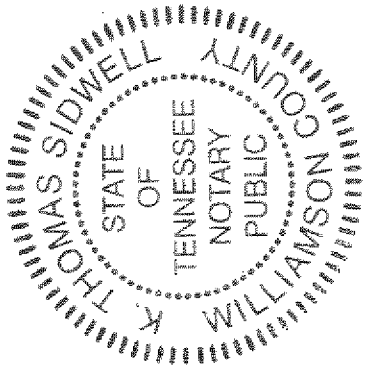
State of Tennessee
County of Williamson

Personally appeared before me Kathryn Merth Pflueger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of February, 2018.

Notary Public
My Commission Expires: 11/14/21

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064



True Copy Certification

I, STEVE BERNEMAN, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Amy Nichole Bagwell, a notary public for this county and state, Steve Berneman who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/03/18

Notary's Seal (if on paper)

AMY NICHOLE BAGWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM