Bill Garrett Davidson County
Batch# 64318 DEEDWARR
03/02/2018 10:15:09 AM 3 pgs
Fees: $18.00 Taxes: $1,217.30
20180302-0019758

Name and Address of New Owner:
Brandon R. Stinson
2002 B 10th Avenue North
Nashville, TN 37208

Send Tax Bills To:
Brandon R. Stinson
2002 B 10th Avenue North
Nashville, TN 37208

This Instrument Prepared By:
Ginger Bone
Construct Title Company, LLC
4521 Trousdale Drive
Nashville, TN 37204

Map & Parcel No: 081-07-0-138

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Blackacre Development Company, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Brandon R. Stinson, an unmarried man** "the Grantee," the following described real estate in Davidson County, Tennessee:

The following described property located in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit B, 2002 10th Avenue North Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for 2002 10th Avenue North Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20170621-0062331 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 the portion of property conveyed to Blackacre Development Company, LLC, a Tennessee Limited Liability Company by Warranty Deed from JoAnn Early dated 04/21/2017 recorded 04/24/2017, of record in Instrument Number 20170424-0039856, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to JoAnn Early by Quitclaim Deed from JoAnn Early, Executrix for the Estate of James Dewey Burnett, dated 09/28/2010 recorded 11/09/2010, of record in Instrument Number 20101109-0089848, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of February, 2018.

Blackacre Development Company, LLC, a
Tennessee Limited Liability Company

By: _____(SEAL)
Steve Berneman
Authorized Signatory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of February, 2018, before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Steve Berneman, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be Authorized Signatory (or other officer) authorized to execute the instrument Warranty Deed, the within bargainor, a limited liability company, and that such Authorized Signatory, executed the foregoing instrument for the purpose herein contained, by personally signing the name of the limited liability company as Authorized Signatory (or other authorized officer).

Witness my hand, at office, this 28th day of February, 2018.



_____
Notary Signature
My commission expires: 6/20/2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ Williamson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $329,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Lynn Balicork
(Affiant)

Sworn to and subscribed before me this
28th day of February, 2018.

Georgette R Kennedy
Notary Public
My commission expires: 03-08-21
File No. 2018-28

