WARRANTY DEED

Bill Garrett Davidson County
Batch# 75406 DEEDWARR
04/02/2018 12:48:08 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20180402-0030347

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of March, 2018.

Notary Public

MY COMMISSION EXPIRES: 11-5-19

(AFFIX SEAL)

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
Richard William Chadwick V	new owner	Part of 07216000900
(NAME)	(NAME)	
1714A Porter Rd.		
(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 GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, BLKM Investments, LLC, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard William Chadwick, V, unmarried man , HEREINAFTER CALLED THE GRANTEE, HIS 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, being Unit A, and the limited common area appurtenant thereto as established in Declaration of Covenants, Conditions, and Restrictions for Homes at 1714 Porter Road, A Horizontal Property Regime With Private Elements, of record as Instrument No. 20170803-0079427, Register's Office for Davidson County, Tennessee with Plat attached as Exhibit "B" thereto, reference is hereby made for a more particular description of said property.

Being the same property conveyed to BLKM Investments, LLC by Warranty Deed from Peter Karp, by and through his Attorney-in-Fact, James Otis Karp, which deed is of record in Instrument No. 20170809-0081583, Register's Office, Davidson County Tennessee, dated August 4, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2017 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, AND ALL MATTERS SET FORTH ON THE PLAT, WHICH IS EXHIBIT "B" IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR HOMES AT 1714 PORTER ROAD, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NUMBER 20170803-0079427,REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ALSO SUBJECT TO RIGHTS, CONDITIONS, AND OBLIGATIONS SET FORTH IN THE AFOREMENTIONED HPR AGREEMENT, FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, AND ALL MATTERS SET FORTH ON THE PLAT OF RIVERSIDE DRIVE SUBDIVISION OF RECORD IN PLAT BOOK 974, PAGES 60 AND 61, SAID REGISTER'S OFFICE, AND FURTHER SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENTS OF RECORD AFFECTING PROPERTY, IF ANY.

unimproved ☐

This is improved ☑ property, known as 1714A Porter Rd., 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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 29th day of March, 2018.

BLKM INVESTMENTS, LLC

Michael Allen Isaacson
Sole 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 Michael Allen Isaacson, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Sole Member of **BLKM Investments, LLC**, the within named bargainor, a limited liability company, and that he as such Sole 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 Sole Member.

WITNESS my hand and seal this 29th day of March, 2018.

My Commission Expires:
11-5-19

Notary Public,

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

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