WARRANTY DEED

Bill Garrett Davidson County
Batch# 90074 **DEEDWARR**
05/08/2018 11:03:52 AM 2 pgs
Fees: $13.00 Taxes: $980.50

20180508-0043958

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Angie Hoogerheide
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 12/15/21
(AFFIX SEAL)

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Allison Hurst, Ark Title Group, LLC, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: ARK180052TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Deany Delaney and Anthony Delaney	Deany Delaney and Anthony Delaney	
(NAME) 504 Chadwell Drive	(NAME) 504 Chadwell Drive	051-03-0-043.00
(ADDRESS) Madison, TN 37115	(ADDRESS) Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Sixty-Five Thousand And No/100 Dollars ($265,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BLACK ROCK REAL ESTATE LLC, NEVADA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANTHONY DELANEY and DEANY L. DELANEY, 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. 111 on the Plan of Section Two, Pleasant Acres of record in Plat Book 2133, Page 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.

Said Lot No. 111 fronts 80 feet on the North side of Chadwell Drive and runs back 179.2 feet on the West line and 201 feet on the East line to a dead line in rear on which it measures 80 feet.

Being the same property conveyed to Black Rock Real Estate, LLC, Nevada Limited Liability Company by Warranty deed from Ella M. Russell and Benjamin L. Russell, wife and husband of record in Instrument No. 20170905-0090800 Register's Office for Davidson County, Tennessee, dated August 22, 2017 and recorded on September 05, 2017.

Being the same property conveyed to Ella M. Russell and Benjamin L. Russell, wife and husband by Warranty deed from Billy Dean McDonald and Mary Jean McDonald, husband and wife of record in Instrument No. 20050706-0077699 Register's Office for Davidson County, Tennessee, dated June 30, 2005 and recorded on July 06, 2005.

unimproved ☐
This is improved ☒ property, known as 504 Chadwell Drive, Madison, TN 37115
(House No.) (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 we do 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

IT IS THE INTENTION OF THE PARTIES HERETO to hereby create in Grantee a joint tenancy estate with right of survivorship and not as tenants in common.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Black Rock Real Estate LLC

BY: _____
Authorized Signaotry

STATE OF Nevada

COUNTY OF Clark

On this 24th day of Apr.1, 2018, before me personally appeared Carl Bassett who is the Managing Member of Black Rock Real Estate LLC, Nevada Limited Liability Company to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal this 24th day of Apr.1, 2018.

Commission Expires: Oct 23, 2021

_____
Notary Public

KIM MCKINNEY
Notary Public, State of Nevada
No. 17-3918-1
My Appt. Exp. Oct. 23, 2021