Bill Garrett Davidson County
Batch# 99365 DEEDWARR
06/01/2018 03:42:54 PM 3 pgs
Fees: $18.00 Taxes: $1,228.40
20180601-0052616

Name and Address of New Owner:
Cooper T. Anstett and Amy E. Anstett
2003 A 10th Ave N.
Nashville, TN 37208

Send Tax Bills To:
Presidential Bank, FSB
4600 East-West Hwy, Suite 400
Bethesda, MD 20814

This Instrument Prepared By:
Ginger Bone
Blueprint Title TN
4521 Trousdale Drive
Nashville, TN 37204

Map & Parcel No: 081072D00100CO

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 **Cooper T. Anstett, a single man, and Amy E. Anstett, a single woman, as joint tenants with right of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit A, on the Plan of 2005 10th Avenue North Townhomes, a Horizontal Property Regime with Common Elements, as Exhibit "C", and pursuant to the provisions of the Tennessee Horizontal Property Regime Act as codified as 66-27-101, et seq., of the Tennessee Code Annotated, established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170825-0087427, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Blackacre Development Company LLC by Warranty deed from Georgia Lee Groves, an unmarried woman of record in Instrument No. 20170808-0080989 Register's Office for Davidson County, Tennessee, dated August 3, 2017 and recorded on August 8, 2017. Being also known as 2003 A 10th Avenue North Nashville, TN 37208.

Being a portion of the same property conveyed to Georgia Lee Blackwell Goodner Groves and Walter

L. Groves, estate by the entirties by Warranty deed from Georgia Lee Blackwell Goodner, now Groves of record in Book 4326, page 978, Register's Office for Davidson County, Tennessee, dated April 16, 1969 and recorded on April 18, 1969. (Value or consideration shown in aforementioned deed $zero.) Walter Groves having since died in 1987.

A PORTION OF

Being the same property conveyed to George Lee Blackwell Goodner by Deed from Ralph Stevens Construction Company, Inc., in Book 4183, Page 998, aforesaid Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 29th day of May, 2018.

Blackacre Development Company, LLC
a Tennessee Limited Liabilty Company

_____(SEAL)

By: STEVE BERNEMAN

Its: AUTH. SIGNATORY

COUNTY OF DAVIDSON

Before me, Ginger Bone of the state and county mentioned, personally appeared Steve Bonenberger with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an Authorized Signatory of Blackacre Development Company, the within named bargainor, a Limited Liability Company, and that such _____ as such Authorized Signatory, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as President.

Witness my hand and seal, at office in Tennessee, this 29th day of May, 2018.

Notary Signature

Printed Name: Ginger Bone

My commission expires: 6-20-2021

GINGER BONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-20-2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $332,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
29th day of May, 2018.

Carmen Coats
Notary Public
My commission expires: _____
File No. 2018-84

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022