Bill Garrett Davidson County
Batch# 109852 DEEDWARR
06/28/2018 11:16:31 AM 2 pgs
Fees: $13.00 Taxes: $111.00
20180628-0062467

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Affiant

Subscribed and sworn to before me, this 26th day of June, 2018

Notary Public

MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
BlackJack Real Estate, LLC 5958 B Lickton Pike Goodlettsville, TN 37072	New Owner	011-00-0-112.0

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 consideration, the receipt of which is hereby acknowledged, I/we, Billy Joe Stagner and wife, Lequida Denise Stagner (incorrectly vested as Laquida Denise Stagner), hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto BlackJack Real Estate, LLC, a Florida Limited Liability Company, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in the Second Civil District (formerly the 10th Civil District) Metropolitan Nashville-Davidson County, Tennessee, being more particularly described in a survey by Howard George and Associates. Project No. 8465-1. dated March 30, 1985, as follows:

Beginning at an iron pin set in Ray Glasgow's South line (Book 1907, Page 434) 52.7 feet West of Glasgow's Southeast corner; thence South 20 degrees 27' 10" East 978.47 feet to an iron pin set; thence South 75 degrees 21' 20" West 478.55 feet to an iron pin set; thence North 16 degrees 07' 20" West 76 degrees 43' 40" East 405.0 feet to the beginning, containing 10 acres, more or less.

There is a 50-foot ingress/egress easement to and from the above described property being 25 feet on each side of a line described as follows:

Beginning at a point on the Easterly side of the above described property North 20 degrees 27' West 485 feet from the Southeast corner of the above described property; thence North 57 degrees 20' East 393 feet; thence North 75 degrees 10' East 327 feet; South 51 degrees 55' East 165 feet; thence South 89 degrees 05' East 234 feet; thence South 71 degrees 50' East 141 feet; thence South 59 degrees 45' East 288 feet; thence North 82 degrees 35' East 586 feet; thence South 83 degrees 50' East 406 feet; thence South 54 degrees 30' East 185 feet; thence South 16 degrees 25' East 88 feet; thence South 6 degrees 15' East 126 feet; thence South 25 degrees 05' East 221 feet; thence South 42 degrees 55' East 75 feet; thence South 65 degrees 50' East 96 feet; thence North 79 degrees 50' East 215 feet; thence North 73 degrees 45' East 319 feet; thence North 83 degrees 15' East 226 feet; thence South 76 degrees 50' East 256 feet; thence South 67 degrees 35' East 393 feet; thence North 66 degrees 25' East 150 feet; thence South 34 degrees 35' East 283 feet to the edge of the Bobby T. Corner property; thence narrowing to the width of the existing drive 135 feet to the center of Lickton Pike. All bearings are based on assumed grid North.

Subject to a 50-foot ingress/egress easement across the above described property, being 25 feet on each side of a line described as follows:

Beginning at a point on the Easterly side of the above described property North 20 degrees 27' 485 feet from the Southeast corner of the above described property; thence South 74 degrees 00' West 442 feet to the Westerly edge of the above described property.

Being the same property conveyed to Billy Joe Stagner and wife, Laquida Denise Stagner by Warranty Deed from Odell Binkley, Jr., and wife Mary Evelyn Binkley of record in Book 11536, Page 240, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 5958 B Lickton Pike, Goodlettsville, Tennessee 37072

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.
Witness my/our hand(s) this 26th day of June, 2018.

Billy Joe Stagner

Lequida Denise Stagner

Lequida Denise Stagner

STATE OF FLORIDA

COUNTY OF Charlotte

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Billy Joe Stagner; Lequida Denise Stagner with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 26th day of June, 2018.

Notary Public

My Commission Expires: 2/2/2021

JAMES M GRAYGO
Notary Public - State of Florida
Commission # GG058960
My Comm. Expires Feb 2, 2021
Bonded through National Notary Assn.