THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180616785**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Williamson) The actual consideration or value, whichever is greater, for this transfer is: $297,500.00. Affiant Subscribed and sworn to before me, this 31st day of July, 2018. Notary Public My Commission Expires: 12-01-20

STATE OF TENNESSEE NOTARY PUBLIC DONNA L SAVAGE WILLIAMSON COUNTY

Bill Garrett Davidson County
Batch# 123375 **DEEDWARR**
08/01/2018 11:40:59 AM 2 pgs
Fees: $13.00 Taxes: $1,100.75

20180801-0075112

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Colton J. Hile and Anna R. Hile 1505 Jones Avenue Nashville TN 37207	Mortgage Investors Group 8320 East Walker Springs Lane, Ste 200 Knoxville, TN 37923	Tax Parcel ID No. 071-12-0-234.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Blackhorse Property Solutions, LLC, A Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Colton J. Hile and Anna R. Hile, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 160, as shown on the map entitled Victory Heights, of record in Plat Book 1130, page 97, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to BLACKHORSE PROPERTY SOLUTIONS, LLC, A TN LIMITED LIABILITY COMPANY, by deed from DALE HIRE, of record in Instrument No. 20170925-0097705, dated September 11, 2017, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 071-12-0-234.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 1130, page 97, said Register's Office.

This is improved property located at 1505 Jones Avenue Nashville TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of July, 2018.

Blackhorse Property Solutions, LLC

BY: Bailey Cheben, Operating Manager

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~DAVIDSON~~ Chatham

Before me, the undersigned, of the State and County aforesaid, personally appeared Bailey Cheben, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a member (or other officer authorized to execute the instrument) of Blackhorse Property Solutions, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that she as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as such aforesaid authorized member Witness my hand, at office, this 31st day of July, 2018.

Notary Public

My Commission Expires: 02/16/2022

MICHAEL GAREDEW TESSEMA
NOTARY PUBLIC
MY COMMISSION EXPIRES
02/16/2022
CHATHAM COUNTY, GEORGIA