WARRANTY DEED

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
APRIL 10, 2022

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00. 305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 4-10-22
(AFFIX SEAL)

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

File No.: ARK180248TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Marcianna Morbitzer and Michael Stephen Morbitzer, Jr., wife and husband	Marcianna Morbitzer and Michael Stephen Morbitzer, Jr., wife and husband	
(NAME) 5445 Old Hickory Blvd	(NAME) 5445 Old Hickory Blvd	057-00-0-009.00
(ADDRESS) Ashland City, TN 37015	(ADDRESS) Ashland City, TN 37015	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Eighty Thousand And No/100 Dollars ($280,000.00), 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, A NEVADA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARCIANNA MORBITZER AND MICHAEL STEPHEN MORBITZER, JR., WIFE AND HUSBAND**, 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. 1 on the Final Plat, Margaret C. Nichols Subdivision of record in Instrument Number 20111007-0078020, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin in the west right of way of Old Hickory Boulevard, said point being 209.19 feet northeast of a concrete monument in the right of way of said Road, said beginning point being a corner with Jimmy D. Martin, now or formerly, (Deed Book 11297, page 308); thence with the line of Martin, N. 71-44-10 W. 778.33 feet to an iron pin, a corner with Henry C. Warrick and Donna R. Warrick, now or formerly, (Deed Book 6934, page 166); thence with the line of Warrick, N. 05-29-58 E. 194.82 feet to an iron pin, a corner with Carl Provost and Angela Provost, now or formerly, (Instrument No. 20110504-0034182); thence with the line of Provost, S. 71-42-31 E. 827.77 feet to an iron pin in the west right of way of Old Hickory Boulevard; thence along said right of way S. 20-11-46 W. 189.72 feet to the point and place of beginning, containing 3.50 acres, more or less, according to survey by Randolph L. Chapdelaine, dated October 4, 2011.

Being the same property conveyed to Black Rock Real Estate LLC, a Nevada Limited Liability Company by Warranty deed from Margaret C. Nicholson, single of record in Instrument No. 20170811-0082403 Register's Office for Davidson County, Tennessee, dated August 8, 2017 and recorded on August 11, 2017.

unimproved ☐
This is improved ☒ property, known as 5445 Old Hickory Blvd, Ashland City, TN 37015
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

Bill Garrett Davidson County
Batch# 123578 **DEEDWARR**
08/01/2018 03:37:35 PM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20180801-0075429

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.

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.

Witness Black Rock Real Estate, LLC, a Nevada Limited Liability Company this 27th day of July, 2018

Black Rock Real Estate, LLC, a Nevada Limited Liability Company

BY:
Carl Bassett
Authorized Signatory

STATE OF Nevada
COUNTY OF Clark

I, Kim McKinney, a Notary Public for the said County and State, do hereby certify that Carl Bassett personally appeared before me this day and acknowledged that (s)he, as authorized signatory of Black Rock Real Estate, LLC, a Nevada Limited Liability Company, and that (s)he, as authorized signatory being authorized to do so, executed the foregoing on behalf of the Limited LiabilityCorp.

Witness my hand and official seal at ~~Davidson~~ Clark County, ~~Tennessee~~ Nevada this 27th day of July, 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