WARRANTY DEED

JUSTIN HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 20, 2021

A-DR-18-3347

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 6/20/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Bill Garrett Davidson County
Batch# 124584 **DEEDWARR**
08/03/2018 03:37:59 PM 2 pgs
Fees: $13.00 Taxes: $371.85

20180803-0076543

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Value Inc, a Tennessee Corporation	**New Owner**	
(NAME)	(NAME)	**011-00-0-045.00**
3347 Freeman Hollow Rd.		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **ELAINE BLACK, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VALUE INC, A TENNESSEE CORPORATION,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the 10th, formerly 20th Civil District of Davidson County, Tennessee, being a part of a tract known as the H. S. Freeman Land as shown on the Plan of record in Book 332, page 58, said Register's Office, and being known as Tract 4 on the plan of the Subdivision of said tract of the Freeman Heirs and described according to a survey made by John Kohl, Surveyor, dated August 30, 1977, as follows:

Beginning at a point in the center line of Freeman Hollow Road as established by deed to Davidson County of record in Book 2445, page 438, said Register's Office at the common corners of Tract 3 and 4; thence with the line between said Tracts 3 and 4, North 22 deg 45' West, 958 feet to a point; thence North 80 deg 30' West, 275 feet to a point; thence with the line between Tracts 4 and 5 South 23 deg 45' East, 1,061 feet to the center line of Freeman Hollow Road; thence with the center line of Freeman Hollow Road; thence with the center line of said road North 78 deg 30' East, 225 feet to the point of beginning, containing 5.1 acres, more or less.

Being the same property conveyed to Elaine Black, a married woman by Warranty deed from Billy Gray and Randall Maggart of record in Instrument No. 20140918-0085858 Register's Office for Davidson County, Tennessee, dated September 16, 2014 and recorded on September 18, 2014.

****The subject property was never the Grantor's primary residence.**

This conveyance is subject to:
- Taxes for 2018 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 58, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3347 Freeman Hollow Rd., 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 1st DAY OF AUGUST, 2018.

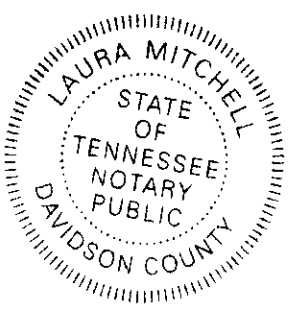
Elaine Black
Elaine Black

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELAINE BLACK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of August, 2018.

Notary Public
My Commission Expires: 1/3/22
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212