Name and Address of New Owner:
David Hall and Nicole Hall
2003 B 10th Ave N., Nashville, TN 37208

Send Tax Bills To:
David Hall and Nicole Hall
2003 B 10th Ave N., Nashville, TN 37208

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

Map & Parcel No: 081 07 2D 002.00

Bill Garrett Davidson County
Batch# 131830 DEEDWARR
08/21/2018 04:04:30 PM 4 pgs
Fees: $23.00 Taxes: $1,230.25
20180821-0083044

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 **David Hall and Nicole Hall, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit B, 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. (Value or consideration as shown in aforementioned deed $145,000.00.) Being also known as 2003 B 10th Avenue North Nashville, TN 37208.

Being 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.

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.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.

The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

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 2nd day of July, 2018.

Blackacre Development Company, LLC
a Tennessee Limited Liabilty Company

By: Steve Berman
Its: Authorized Signatory

COUNTY OF DAVIDSON

Before me, Sondra Mounggey of the state and county mentioned, personally appeared Steve Berneman, 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 Authorized Signor of Blackacre Development Company, the within named bargainor, a Limited Liability Company, and that such Steve Berneman as such Authorized Signor, 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 Nashville, TN, this 2nd day of July, 2018.

Notary Signature

Printed Name: Sondra Mounggey

My commission expires: _____

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 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 $332,500.00, 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 2nd day of July, 2018.

Notary Public
My commission expires: _____
File No. 2018-186

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021

Certification of Authenticity

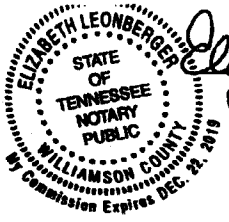
I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kim Hollingshead

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth Leonberger, of Williamson County, who acknowledges that this certification of an electronic document is true and correct and Kim Hollingshead signature in which I have witnessed.



Notary Public

My Commission Expires: 12-22-19

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).