Name and Address of New Owner:
BLK Investment, LLC
7613 Oakfield Way
Brentwood TN 37027

Send Tax Bills To:
BLK Investment, LLC
7613 Oakfield Way
Brentwood TN 37027

This Instrument Prepared By:
Christy Jones
Bell Law Settlement Services, LLC
3102 West End Avenue
400
Nashville, TN 37203

Map & Parcel No: 135-00-0-039.00

Karen Y Johnson Davidson County
Batch# 177820 DEEDWARR
12/26/2018 11:08:30 AM 4 pgs
Fees: $23.00 Taxes: $366.30
20181226-0125035

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, **Country Club Investors, 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 **BLK Investment, LLC, a Tennessee Limited Liability Company** , "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Number 2 of plat recorded in Instrument Number 20180510-0044936, entitled Final Plat Country Club Investors, LLC Property. Recorded in the Davidson County Tennessee Register of Deeds office on 5/10/2018.

Property is also known as 2304 (lot2) Smith Springs Rd, Nashville, TN 37217.

Being the same property conveyed to Country Club Investors, LLC by Warranty deed from John Richmond Myrick and wife, Sara A. Myrick, recorded on August 17, 2017, of record in Instrument No. 20170817-0084763, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John Richmond Myrick by deed dated 09/27/1949 from Thera Bernard Heaps and Helen H. Heaps and filed of record in Book 1758, Page 535, said Register's Office.

This is improved property known as 2304 Smith Springs Road, Nashville, TN 37217.

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 Grantee, and the Grantee's 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 21st day of December, 2018.

Country Club Investors, LLC, a Tennessee Limited Liability Company

By:
John A. Bell, Jr

201812260125035

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Christy Michelle Jones of the state and county mentioned, personally appeared John A. Bell, Jr, 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 of Country Club Investors, LLC, the within named bargainor, a Limited Liability Company, and that such John A. Bell, Jr., executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company.

Witness my hand and seal, at office in Nashville, this 21st day of December, 2018.

Christy Michelle Jones
Notary Signature

Printed Name: Christy Michelle Jones

My commission expires: 1/27/21

CHRISTY MICHELLE JONES NOTARY PUBLIC STATE OF TENNESSEE DICKSON COUNTY

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 $99,000.00, 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
21st day of December, 2018.

Christy Michelle Jones
Notary Public
My commission expires: 1/27/21
File No. 2018-26

CHRISTY MICHELLE JONES NOTARY PUBLIC STATE OF TENNESSEE DICKSON COUNTY

201812260125035

True Copy Certification

I, Dellana Lowhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19

(SEAL)

