WARRANTY DEED

Karen Johnson Davidson County
Batch# 196675 **DEEDWARR**
02/19/2019 03:53:36 PM 2 pgs
Fees: $13.00 Taxes: $1,635.73

20190219-0015085

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $442,090.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15 DAY OF February, 2019

Notary Public

MY COMMISSION EXPIRES: November 5, 2019

(AFFIX SEAL)

KEVIN D. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires November 5, 2019

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Blackacre Development Company, LLC	NEW OWNER	
(NAME)	(NAME)	
465 Henslee Dr., Unit C-1		07206036400 and 07206035600
(ADDRESS)	(ADDRESS)	
Dickson, TN 37055		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DANNY L. TALLEY, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BLACKACRE DEVELOPMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

Tract 1

Land in Davidson County, Tennessee, being Lot 9 and Lot 10 on the resubdivision of part of Lot 9 and all of Lot 10, Keller Subdivision of The Maxey Home Place, of record in Book 5190, Page 145, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Warranty Deed from Vivian Cullum Parks to Danny L. Talley as recorded on the 28th day of October, 1997 in Deed Book 10660, Page 373, said Register's Office.

Being the same property conveyed by Quitclaim Deed from Danny L. Talley, a married man to Danny L. Talley, and Sylvia G. Talley, husband and wife as recorded on the 14th day of January, 2005 in Instrument No. 20050114-0005390, said Register's Office.

Being the same property conveyed by Quitclaim Deed from Danny L. Talley to Danny L. Talley as recorded on the 19th day of October, 2018 in Instrument No. 20181019-0104037 and Quitclaim Deed from Danny L. Talley to Danny L. Talley as recorded on the 5th day of November, 2018 in Instrument No. 20181105-0109672, in the Register's Office of Davidson County, Tennessee.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Tract 2

Land in Davidson County, Tennessee, being Lot No. 11 on the plan of the Keller Subdivision of The Maxey Home Place, as of record in Plat Book 421, Page 88, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Warranty Deed from Vivian Cullum Parks, a married woman to Danny L. Talley and wife, Sylvia G. Talley as recorded on the 18th day of July, 1997 in Deed Book 10534, Page 962, said Register's Office.

Being the same property conveyed by Quitclaim Deed from Danny L. Talley to Danny L. Talley as recorded on the 19th day of October, 2018 in Instrument No. 20181019-0104038, in the Register's Office of Davidson County, Tennessee.

Sylvia G. Talley died on May 10, 2014 leaving Danny L. Talley as sole surviving Tenant by the Entirety.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1213, 1215, 0 Keller Ave, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my hand this 15th day of February, 2019

Danny L Talley

DANNY L. TALLEY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal this 15th day of February, 2019.

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires November 5, 2019

Commission expires: 11/5/19

Notary Public