# WARRANTY DEED

~~PREPARED BY:~~ ~~RETURN TO~~
~~BANKERS TITLE & ESCROW CORP~~
~~3310 WEST END AVE.~~
~~NASHVILLE, TN 37203~~

Y-BR-19-242A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 9-6-2021 (AFFIX SEAL)

TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| Graham L. Bramblett | First Community Mortgage, Inc | |
| (NAME) | (NAME) | 133-2-118.00 |
| 242 Antioch Pike | 2757 Robert Rose Drive | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | Murfreesboro, TN 37129 | |
| (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, **BLACKACRE DEVELOPMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GRAHAM L. BRAMBLETT,** 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 Davidson County, being Lot 2 on the Plan of the Resubdivision of Part of Lot 7 on the Subdivision of the Real Estate of Hinchey Petway, Minute Book "I", Page 442, Chancery Court in Nashville and Lot 8 and Lot 9 on the unrecorded Map of A.C. Roth's Subdivision, described according to a survey by Z.J. Wilkinson, dated May 3, 1940, now of record in Instrument No. 20180510-0045023, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description.

Included in the above description, but excluded from this conveyance, is that property conveyed to The Metropolitan Government of Nashville and Davidson County, described in the Agreement for Dedication of Public Right-of-Way of record in Instrument No. 20180717-0069297, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Blackacre Development Company, LLC, a Tennessee limited liability company, by Warranty Deed from Kathryn Merth Pflueger, fka Kathryn Merth, recorded February 20, 2018 in Instrument No. 20180220-0015568, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Instrument No. 20180510-0045023, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right-of-Way of record in Instrument No. 20180717-0069297, Register's Office for Davidson County, Tennessee.
- Shared Drive Easement and Mutual Maintenance Agreement recorded January 30, 2019 in Instrument No. 20190130-0009030, 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: **242 Antioch Pike, Nashville, Tennessee 37211**.

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.

Karen Johnson Davidson County
Batch# 197400 **DEEDWARR**
02/21/2019 09:36:47 AM 2 pgs
Fees: $13.00 Taxes: $997.15

20190221-0015713

Witness my/our hand(s) this the 19th DAY OF FEBRUARY, 2019.

Blackacre Development Company, LLC

BY: _____
Jason L. Epley
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JASON L. EPLEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the PRESIDENT of BLACKACRE DEVELOPMENT COMPANY, LLC the within named bargainor, a limited liability company, and that he/she as such PRESIDENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th of February, 2019.

_____
Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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