This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20191580

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$168,000.00**; which is equal to or greater than the amount which the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 8th day of March, 2019

Notary Public
My Commission Expires: 3/7/22

Karen Johnson Davidson County
Batch# 206146 DEEDWARR
03/15/2019 09:24:44 AM 2 pgs
Fees: $13.00 Taxes: $621.60

20190315-0023692

BETHANY D. SCOTT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 8th day of March, 2019, among:

ORANGE CAPITAL LLC,

a Tennessee limited liability company, its successors and/or assigns (the "**Grantor**")

AND

BLACKACRE DEVELOPMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

of Davidson County, Tennessee, including all heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Map of a Subdivision of G.P. Rose's Property, of record in Plat Book 547, Page 74, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 50 fronts 53 feet on the Easterly side of Sadler Street and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Orange Capital, LLC, a Tennessee limited liability company, by Warranty deed from Frankie M. Austin, a widow, as of record in Instrument No. 20190304-0019248 Register's Office for Davidson County, Tennessee, dated February 28, 2019 and recorded on March 04, 2019.

Being also known as 2214 Sadler Avenue Nashville, Tennessee 37210.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the

Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned has executed this instrument in accordance with its Operating Agreement and pursuant to a properly issued resolution authorizing the same.

Orange Capital, LLC
By:_____
Joshua Silvis, Member

State of Tennessee)
County of Williamson)

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared Joshua Silvis of ***Orange Capital LLC*** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the ***Member,*** of ***Orange Capital LLC,*** the within named bargainor, and that he as such ***Member,*** being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by himself as its ***Member.***

Witness my hand and official seal this 8th day of March, 2019.

_____
Notary Public
My Commission Expires:_____

Owner Name & Property Address:

Name: Blackacre Development Company
Address: 2214 Sadler Avenue
City, State, Zip: Nashville, TN 37210

Responsible Party For Taxes:

Name: Blackacre Development Company
Address: 465 Henslee Drive, Unit C-1
City, State, Zip: Dickson, TN 37055-2166

Tax ID: 119-01-0-116.00