WARRANTY DEED

Karen Johnson Davidson County
Batch# 227496 DEEDWARR
05/08/2019 12:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.13
20190508-0043106

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $374,900.00.

Affiant

CONNIE TAYLOR NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/5/2019

(AFFIX SEAL)

Y-BR-19-242B

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)
Robert Hamilton and Katherine Hamilton	New Owner	
(NAME)	(NAME)	**133-02-0-116.00**
242B Antioch Pk		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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 **ROBERT HAMILTON AND KATHERINE HAMILTON, HUSBAND AND WIFE,** 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, Tennessee, being Lot No. 1 on the Plat of record in Instrument No. 20180510-0045023, and labeled as The Resubdivision of part of Lot No. 7 on the Subdivision of the Real Estate of Hinchey Peyway, Minute Book "I", Page 442, Chancery Court in Nashville and Lot 8 and Lot 9 on the unrecorded Map of A.C. Roths Subdivision described according to a Survey by Z.J. Wilkinson, Survey, May 3, 1940.

Being a portion 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 of record in Instrument No. 20180220-0015568 Register's Office for Davidson County, Tennessee, dated February 16, 2018 and recorded on February 20, 2018.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Chancery Book I, Page 441, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record as Instrument Number 20180510-0045023, Register's Office of Davidson County, Tennessee.
- Agreement for Dedication of Public Right-of-Way of record in Instrument Number 20180717-0069296, in the Register's Office for Davidson County, Tennessee.
- Shared Driveway Easement and Mutual Maintenance Agreement of record in Instrument Number 20190130-0009030, in the 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: **242B Antioch Pk, 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.

Witness my/our hand(s) this the 29th DAY OF APRIL, 2019.

Blackacre Development Company, LLC, a Tennessee limited liability company

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, A TENNESSEE LIMITED LIABILITY COMPANY 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 29th of April, 2019.

_____
Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

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

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212