Karen Johnson Davidson County
Batch# 468184 DEEDWARR
09/01/2020 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20200901-0099501

PREPARED BY (AND RETURN TO):

WHEN RECORDED RETURN TO
Momentum Title, LLC
630 W. Burton Street
Murfreesboro, TN 37130
File No. 9-8437-TH

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61179
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James Blackstone Tama Blackstone 301 Sylvan Park Lane Nashville, TN 37209	New Owners

TAX MAP PARCEL NUMBERS: 104010F04000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$479,999.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Fall Creek Investment Fund, LLC, an Alabama LLC**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James Blackstone and Tama Blackstone, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 40 of West End Station Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Instrument No. 20070712-0083315, amended in Instrument No. 20071220-0146057, Instrument No. 20080919-0095641, Instrument No. 20081029-0108160, and Instrument No. 20090825-0080074, Register's Office for said County, to which source reference is hereby made for more complete details of description, together wit the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Fall Creek Investment Fund, LLC, an Alabama LLC, by Warranty Deed from Katherine Leigh Geer, now known as Katherine Leigh Geer Hutto, dated August 29, 2018 and recorded on August 31, 2018, of record in Inst. No. 20180831-0086748, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2020, and subsequent years; The Plan, with Owner's Certificate, of record as shown on Exhibit "B" to the Master Deed of record in Instrument No. 20070712-0083315, amended in Instrument No. 20071220-0146057, Instrument No. 20080919-0095641, Instrument No. 20081029-0108160, and Instrument No. 20090825-0080074, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Instrument No. 20070712-0083315, amended in Instrument No. 20071220-0146057, Instrument No. 20080919-0095641, Instrument No. 20081029-0108160, and Instrument No. 20090825-0080074, , said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; Charter of West End Station, LLC, of record in Inst. No. 200707110082529 and Inst. No. 20071210-0142169, Inst. No. 200808050080550, said Register's Office; Storm Water Detention Agreement of record i Inst. No.: 20070425-0049064 and Inst. No. 20080505-0045999, said Register's Office; Easement to Comcast of Nashville I, LLC, of record in Inst. No. 200817-0104357 and Inst. No. 20190628-0062928, said Register's Office; Easement Agreement to maintain guide wire for electrical pole of record in Inst. No. 20131007-0105196, said Register's Office.

This is improved property, known as 301 Sylvan Park Lane, Nashville, TN 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

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GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on the date reflected in the notary acknowledgement.

Fall Creek Investment Fund, LLC

By: _____
Richard D. Morse, Jr., Member

_____
Vanessa Morse, Member

State of Alabama

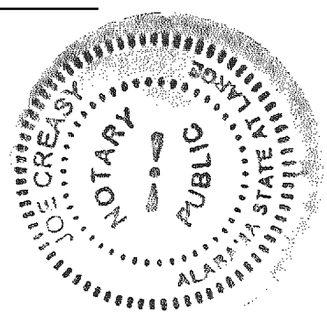
County of Lauderdale

Before me, the undersigned, personally appeared, **Richard D. Morse, Jr. and Vanessa Morse** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and were identified as the **sole Members** of **Fall Creek Investment Fund, LLC, an Alabama LLC,** the within named bargainor, a limited liability company, and the execution of the foregoing instrument as such members for the purposes therein contained, by signing in the name of the limited liability company as such members.

Witness my hand and official seal, at office in Lauderdale County Alabama this the 26th day of August, 2020.

_____
Notary

My Commission Expires: MY COMMISSION EXPIRES 10/9/2022



State of Tennessee

County of Davidson

AFFIDAVIT

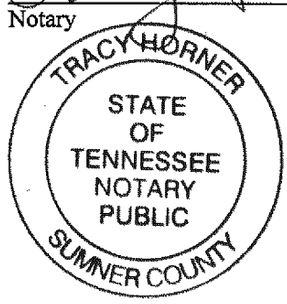
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $479,999.00.

_____
Affiant

Sworn and subscribed before me this 27th day of August, 2020.

_____
Notary

My Commission Expires: 2/27/24



True Copy Certification

I, Christopher M. Corriveau, 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, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

