WARRANTY DEED

Karen Johnson Davidson County
Batch# 476166 DEEDWARR
09/15/2020 01:48:32 PM 2 pgs
Fees: $13.00 Taxes: $703.00

20200915-0105244

O-VRES-20-MCCALL LOTS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/6/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07/6/2024

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)
Blackacre Development Company, LLC	**New Owner**	
(NAME)	(NAME)	
465 Henslee Drive, Unit C-1		**133-02-0-312.00** **133-02-0-311.00**
(ADDRESS)	(ADDRESS)	
Dickson, TN 37055		
(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, **PAUL A. CUNNINGHAM, JR., MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BLACKACRE DEVELOPMENT COMPANY, LLC, A TENNESSEE LIMITED LIABLITY COMPANY,** 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:

Map/Parcel 133-02-0-312.00:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of The McLester Addition to Nolen Heights of record in Plat Book 421, Page 92, 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. 5 front 50 feet on the Northerly side of McCall Street and run back between parallel lines 160 feet to an alley.

Map/Parcel 133-02-0-311.00:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of The McLester Addition to Nolen Heights of record in Plat Book 421, Page 92, 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. 6 fronts 55.3 feet on the Northerly side of McCall Street and run back on its Westerly Line 160 feet, on its Easterly line 160.2 feet to an alley.

Being a portion of the same property conveyed to Paul A. Cunningham Jr., an unmarried individual by Warranty deed from William O. Daugherty, Jr., an unmarried individual of record in Instrument No. 20070820-0099204 Register's Office for Davidson County, Tennessee, dated August 15, 2007 and recorded on August 20, 2007.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 92, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **200 & 202 McCall Street, 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 10th DAY OF SEPTEMBER, 2020.

Paul A. Cunningham, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL A. CUNNINGHAM, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of September, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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