Karen Johnson Davidson County
Batch# 484746 DEEDWARR
09/28/2020 02:49:30 PM 4 pgs
Fees: $23.00 Taxes: $925.00
20200928-0111516

THIS INSTRUMENT PREPARED BY: Wesley D. Turner **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, TN 37201	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $250,000.00. Sharon J Muller **Affiant** Subscribed and sworn to before me, this 28th day of September, 2020. Linda Perkins Notary Public My Commission Expires: 9/7/2021 LINDA MANER RAY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires SEPT. 7, 2021

Address New Owner As Follows: Blackacre Development Company, LLC 465 Henslee Drive, Unit C-1 Dickson, TN 37055	Send Tax Bills To: SAME	Map-Parcel Number: 072-11-0-00600

EXECUTOR'S WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LINDA M. PERKINS, EXECUTOR OF THE ESTATE OF LENNIE KING WILLIAMS, deceased,** (the "Decedent") hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **BLACKACRE**

DEVELOPMENT COMPANY, LLC, a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Map of Batson-Oakley Subdivision, not of record, described according to a survey made by Lewis D. Justice, Surveyor, February 11 and 12, 1947, as follows:

Beginning on the southerly margin of Huffine Street at the corner of Lot Nos. 5 and 6; thence with the line between said two lots southwardly 215.6 feet to the northerly line of Lot No. 2; thence with the northerly line of Lot Nos. 2 and 1 eastwardly 43 feet to the corner of Lot Nos. 6 and 7; thence with the line between said two lots northwardly 216.7 feet to the southerly margin of Huffine Street; thence wit the said street, westwardly 49.6 feet to the beginning.

Being the same property conveyed to Earl M. Williams and wife, Lennie E. Williams by deed from Robert F. Lance and wife, Lyde C. Lance, of record in Book 4408, page 787, Register's Office for Davidson County, Tennessee; the said Earl M. Williams having predeceased Lennie E. Williams. Lennie King Wiliams having since died and her Will probated in the Circuit Court of Davidson County, Tennessee, (Probate Division), Docket No. 20P 592, appoints Linda M. Perkins, Executor. It is hereby agreed and understood that Lennie E. Williams and Lennie King Williams, is one and the same person.

This conveyance is made subject to:

1. 2020 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Title to that portion of the premises embraced within the bounds of any roads, streets or highways.

This is improved property known as: 1416 Huffine Street, Nashville, TN 37216

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, its successsors and assigns, forever; and covenant with the said Grantee that I am 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 further covenants and binds myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 28th day of September, 2020.

Linda M. Perkins Executor

Linda M. Perkins, Executor

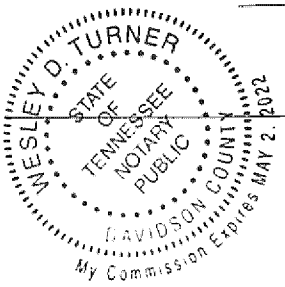
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LINDA M. PERKINS, EXECUTOR**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of September, 2020.

Notary Public

My Commission Expires:



783539.1/200736

TRUE COPY CERTIFICATION

I, Wesley D. Turner, 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.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for this county and state, Wesley D. Turner, 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: 9/7/21

Notary's Seal

LINDA TURNER RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT 7 2021

783539.1/200736