(3)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 487887 **DEEDWARR**
10/02/2020 08:44:39 AM 2 pgs
Fees: $13.00 Taxes: $980.50

20201002-0113858

Y-SB-CR-20-1210

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

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)	**072-06-0-359.00**
465 Henslee Drive		
(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, **RAY D. STANARD AND MARGARET D. STANARD, HUSBAND AND WIFE,** 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 LIABILITY 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:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Knestrick Subdivision of record in Plat Book 6050, Page 253, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ray D. Stanard and Margaret D. Stanard, husband and wife by Warranty deed from Borey Chan, unmarried of record in Instrument No. 20070215-0019275 Register's Office for Davidson County, Tennessee, dated February 07, 2007 and recorded on February 15, 2007.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Restrictions of record in Book 6316, Page 113, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 4218, Page 507, in the Register's Office for Davidson County, Tennessee.
- Notices of Vacated Property of record in Book 6300, Page 3, Book 6377, page 290, Book 6377, page 348, Book 6377, page 350 and Book 6450, page 554, 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: **1210 Keller Ave, Nashville, Tennessee 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(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.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Witness my/our hand(s) this the 30th DAY OF SEPTEMBER, 2020.

Ray D. Stanard by Paul Hinman, Attorney-In-Fact

Margaret D. Stanard by Paul Hinman, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of RAY D. STANARD AND MARGARET D. STANARD, and who acknowledged he/she/they executed the same as the free act and deed of the said RAY D. STANARD AND MARGARET D. STANARD.

Witness my hand and official seal, this the 30th of September, 2020.

Notary Public
My Commission Expires:
(SEAL)

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021