BOX 10-A

Send Tax Statements To:
New Owner

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

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

Name and Address of New Owner:
Blackacre Development
465 Henslee Drive, Unit C-1
Dickson, TN 37055

From Information Furnished By
The Parties

Map and Parcel: 11813018300

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **AMBER N PERRY (FORMERLY AMBER N WALLACE) AND JONATHAN LOUIS PERRY, HUSBAND AND WIFE (FORMERLY UNMARRIED)**, has this day bargained and sold and does hereby transfer and convey unto, **BLACKACRE DEVELOPMENT COMPANY, LLC,** their heirs and assigns, forever, that certain parcel of real estate located in the Civil District of Davidson County, State of Tennessee, within the corporate limits of the City of Nashville, and being described as follows, to-wit:

> Being all of Lot No. 62, on the plan of Re-subdivision of Lots 62 and 63 of Woodmont Boulevard Section of Marengo Park, Wilburn Place Road, according to plat and survey appearing of record in Plat Book 8250, page 525, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
>
> Being the same property conveyed to Amber N Wallace and Jonathan Perry, Both Unmarried (now married), by deed from Angela Giordano, Unmarried and Robert C Giordano, Unmarried, dated January 28, 2013, appearing of record in Instrument No. 20130130-0009561, of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to Declaration of Utility and Ingress/Egress Easement of record in contained in instrument of record in Instrument No. 20081110-0111624; and to any and all matters shown on said plat and survey of record in Plat Book 8250, page 525; all of said Register's Office.
> THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **BLACKACRE DEVELOPMENT COMPANY, LLC,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2020 real property taxes which have been prorated between the parties and are assumed by the Grantee.

Karen Johnson Davidson County
Batch# 487900 DEEDWARR
10/02/2020 08:59:55 AM 2 pgs
Fees: $13.00 Taxes: $1,794.50

20201002-0113899

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 30th day of September, 2020.

Amber N Perry

Jonathan ~~Louise~~ Perry

JP Louis

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Amber N Perry (formerly Amber N Wallace) and Jonathan Louis Perry, Husband and Wife (formerly unmarried),** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument **(WARRANTY DEED)** for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Rutherford County, Tennessee, this the 30th day of September, 2020.

DARA PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

NOTARY PUBLIC
My Commission Expires: 5/22/22

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $485,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 30th day of September, 2020.

NOTARY PUBLIC
My Commission Expires: 5/22/22

DARA PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD