BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 843392 **DEEDWARR**
04/21/2022 10:12:21 AM 2 pgs
Fees: $13.00 Taxes: $1,139.60

20220421-0046103

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $308,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
BLACKACRE DEVELOPMENT COMPANY, LLC	NEW OWNER	11901011000
(NAME) 465 Henslee Drive, Unit C-1	(NAME)	
(ADDRESS) Dickson, TN 37055	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Orange Capital, LLC, a Tennessee Limited Liability Company**, 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 Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 44 on the Plan of G. P. Rose's Property *(Previously and erroneously referred to as The Rose Property of the Nolensville Pike)*, of record in Book 547, Page 74, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jerry Wayne Graves, Donnie Graves, Marilyn Ann Broyles, and Tina Howard by Deed from J.M. Graves and wife, Doretta W. Graves, dated June 7, 2006, filed of record on June 8, 2006, of record in Instrument No. 200606080068018, Register's Office for Davidson County, Tennessee. See Affidavit to Correct Deed to add Life Estates, of record in Instrument No. 200612280160221, Register's Office for Davidson County, Tennessee.

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

Further being the same property conveyed to Orange Capital, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Jerry Wayne Graves, Donnie Ray Graves, Marilyn Ann Boyles, and Catina Faye Howard, by deed dated April 15,2022, filed of record in Instrument No. 20220418-0044287, Register's Office for Davidson County, Tennessee.

The above-described property is the same property contained in the prior deed or as shown on the prior plats and no new survey is available.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2200 Sadler Ave, Nashville, TN 37210

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 Grantees, 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 our hands this 14 day of April, 2022.

Orange Capital, LLC
a Tennessee Limited Liability Company

BY: _____
Jesse Silvis, Authorized Agent

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jesse Silvis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Agent, and is authorized to execute the instrument on behalf of Orange Capital, LLC, the within named bargainor, and that he/she as such Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself/herself as Authorized Agent.

Witness my hand and official seal, this the 14 day of April, 2022.

_____
Notary Public

My Commission Expires:

(SEAL)

R. W. HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 02-25-2023