WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/10/08 10:09 2 pgs
Fees:13.00 Taxes:4995.00

20080110-0003106

State of Tennessee
County of Davidson

Box 14-A
File No.: 21123-1

The actual consideration or value, whichever is greater, for this transfer is **$1,350,000.00.**

Kathy Goodson
Affiant

Subscribed and sworn to before me, this the 9th day of January, 2008.

Jenna Willms
Notary Public

My Commission expires: 10/17/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
SunShine Trust	**"New Owner"**	130 **13-10-054**
4415 Forsythe Place		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Eric J. Bentley and wife, Leah Bentley aka Leah K. Bentley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Scott Adair, Trustee of Sunshine Trust, U/A/D June 20, 2006

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:

LAND in Davidson County, Tennessee, being Lot Nos. 11 and 12 of Block No. 4 on the Plan of Manors of Belle Meade, as of record in Book 547, Page 152, Register's Office for Davidson County, Tennessee.

SAID Lot Nos. 11 and 12 front together 113 feet 9 inches on the easterly side of Drew Place and run back 170 feet on the southerly line and 150 feet on the northerly line, with the southerly margin of Forsythe Place, to a dead line, measuring 115 feet 2 inches thereon.

BEING the same property conveyed to Eric J. Bentley and Leah Bentley, aka Leah K. Bentley, by Warranty Deed from Sarah Elizabeth Jones and husband, Morgan Jones and John Michael Simmons, unmarried, of record in Instrument No. 20020603-0066607, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is Improved (X) unimproved (____) property, known as: **4415 Forsythe Place, Nashville, TN 37205**

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 **9th** day of **January, 2008.**

Eric J. Bentley

Leah Bentley

aka Leah K. Bentley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Eric J. Bentley and Leah Bentley aka Leah K. Bentley,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **9th** day of **January, 2008.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: 3/22/09