# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/18/08 09:38 3 pgs
Fees:18.00 Taxes:183.15
**20080718-0073710**

AMANDA DEAN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $49,500.00.

Affiant

Subscribed and sworn to before me this 15th day of July, 2008.

Amanda Dean
Notary Public
My Commission expires: 10/28/2009
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Bentley Investments, LLC | SAME | 082-08-0-203.00 |
| 1518 Russell Street | | |
| Nashville, TN 37206 | , | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **The 705 Myrtle Street Trust, First Jordan, LLC, as Trustee**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Bentley Investments, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being Lot No. 3 on the plan of McNish's of the J.W. McFerrin 6-1/2 acre tract in East Nashville, of record in Book 57, page 129, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Said Lot fronts 50 feet on the easterly side of Myrtle Street and runs back between parallel lines 169 feet to an alley.**

**Being the same property conveyed to The 705 Myrtle Street Trust, First Jordan, LLC, as Trustee by deed from Michael E. Dowlen, on July 15, 2008, of record in Instrument Number** 20080716-0073086 **, Register's Office for Davidson County, Tennessee.**

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 57, page 129, Register's Office Davidson County, Tennessee.

This is improved property known as: **705 Myrtle Street, Nashville, TN 37206**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 .

**First Jordan, LLC**

**By Dan Lain**

STATE OF TENNESSEE

COUNTY OF Robertson

On this 15th day of July 2008, before me, appeared Dan Lain to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Chief Manager of First Jordan, LLC and that the seal affixed to said instrument is the corporate seal of said corporation (or limited liability corporation), and that said instrument was signed and sealed in behalf of said corporation (or limited liability corporation) by authority of its Board of Directors (or Trustees) and said Dan Lain acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

Amanda Dean

NOTARY PUBLIC

My Commission Expires:

10/28/2009

AMANDA DEAN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

I, Liz Maison, 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.

Liz Maison
Signature

State of TN
County of Davidson

Personally appeared before me, Daphne M. Davis, a notary public for this county and state, Liz Maison, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Daphne M Davis
Notary's Signature

DAPHNE M. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 11-14-09

(Seal)