This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $102,052.00

Affiant

Subscribed and sworn before me this the 4th day of May, 2012.

Notary Public
My commission expires: 3/18/14

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Re-Gen Development, LLC 9501 Midothian Dr. Brentwood, TN 37027	new Owner	105-13-192

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CHAMP HOLDINGS, LLC and MICHAEL EDWARD BENCKS, INDIVIDUALLY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Re-Gen Development, LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of the residence Lot on the plan of the McAllister Property as of record in Book 421, Page 10, Register's Office for Davidson County, Tennessee.

Being the North 56 Feet of Lot A on the unrecorded map of the subdivision of the easterly part of the block on which is located the McAllister residence, described according to the survey made by Eric Drake, County Surveyor, dated August 7, 1930.

Said Lot begins on the west margin of 11th Avenue South (formerly Bertie Avenue) at a point 214 feet of the northerly margin of Lawrence Avenue, said point being the northeasterly corner of the property conveyed to Solman Winstead and wife by deed from Bessie L. Johnson, Et Vir., of record in Book 1179, page 11, register's office for Davidson County, Tennessee; thence with the westerly margin of 11th avenue south, northerly 58 feet to the southeasterly corner of Lot B; thence with the line between the said two lots, westerly 218 feet to the easterly margin of an alley; thence with said alley 58 feet southerly to a point 50 feet north of the northerly margin of another alley; thence easterly 218 feet, more or less, to the beginning.

Being the same property conveyed to Champ Holdings, LLC by Quitclaim deed from Michael Edward Bencks, unmarried, dated June 12, 2006 of record in Instrument No. 20060627-0076807, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

BILL GARRETT, Davidson County
Trans:T20120033966 DEEDWARR
Recvd: 05/08/12 14:59 2 pgs
Fees:13.00 Taxes:710.59
20120508-0039884

MEB

THIS IS IMPROVED PROPERTY KNOWN AS 2111 11th Ave South, Nashville, TN 37204.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 4 day of May, 2012.

Champ Holdings, LLC

By: Michael Edward Bencks, Member

Michael Edward Bencks, individually

OFFICIAL SEAL
ROCHELLE WHITE
Notary Public - State of Illinois
My Commission Expires Jan 6, 2015

STATE OF Illinois

COUNTY OF DuPage

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael Edward Bencks, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4 day of MAY, 2012.

My commission expires:
1-6-2012

Notary Public

STATE OF Illinois

COUNTY OF DuPage

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Michael Edward Bencks, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the MEMBER of the within named bargainor, a _LLC and that HIMSELF, as such MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said CHAMP HOLDING, LLC as such MEMBER.

Witness my hand and official seal this 4 day of MAY, 2012.

My Commission Expires:
1-6-2012

Notary Public

OFFICIAL SEAL
ROCHELLE WHITE
Notary Public - State of Illinois
My Commission Expires Jan 6, 2015

MEG