WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140066157 DEEDWARR
Recvd: 09/05/14 10:34 2 pgs
Fees:13.00 Taxes:934.25
20140905-0081391

B-BH-14-1305

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rebecca Lynne McKee and Miles Dan McKee	Same	
(NAME)	(NAME)	**61-12-118.00**
1305 Riverwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **BENTLEY INVESTMENTS, LLC,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **REBECCA LYNNE MCKEE AND MILES DAN MCKEE, WIFE AND HUSBAND,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 61, MAP OF EASTDALE PLACE, as shown on plat of record in Plat Book 57, Pages 29 and 30, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Justin Chapman Prince, unmarried to Bentley Investments, LLC as recorded on the 6th day of June, 2006 in Instrument No. 20060606-0066665 and Warranty Deed from Stephanie Christian and husband, Van E. Christian, II to Justin Chapman Prince, unmarried as recorded on the 18th day of June, 2003 in Instrument No. 20030618-0084211, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:

- County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF EASTDALE PLACE, as recorded in Plat Book 57, Page(s) 29 and 30, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Easement for Sanitary Sewer/Storm Drainage, recorded in Book 4218, Page 474.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1305 Riverwood Drive, Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 3rd DAY OF SEPTEMBER, 2014.

Bentley Investments, LLC

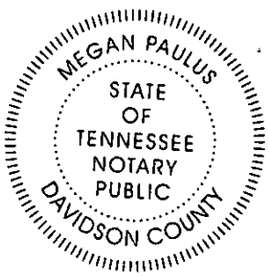
BY: _____
Justin Prince

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Justin Prince, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Authorized Agent of Bentley Investments, LLC, the within named bargainor, a limited liability company, and that he/she as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd of September, 2014.

Megan Paulus
Notary Public
My Commission Expires: 1-9-16
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212