WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150004955 DEEDWARR
Recvd: 01/21/15 10:31 2 pgs
Fees:13.00 Taxes:1424.50
20150121-0005798

B-RM-14-1124

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JANUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE MARY FRANCES RUDY 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)
Thomas Brown, Trustee of the Thomas E. Brown Revocable Trust dated January 15. 2015	**University of Illinois Employees Credit Union**	
(NAME)	(NAME)	
1124 Riverwood Drive	**PO Box 500**	**061-11-0-226.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Champaign, IL 61824**	
(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 **THOMAS BROWN, TRUSTEE OF THE THOMAS E. BROWN REVOCABLE TRUST DATED JANUARY 15. 2015,** 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 No. 13 on the Plan of Eastdale Place, a Subdivision of Part of Lot No. 4 in the Division of the William Williams Land, of record in Plat Book 547, Pages 29 and 30, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bentley Investments, LLC by Quitclaim Deed from Justin Prince, of record in Instrument No. 20050427-0046806, Register's Office for Davidson County, Tennessee, dated April 27, 2005 and recorded on April 27, 2005.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 547, Pages 29 and 30, Register's Office for Davidson County, Tennessee.
- Taxes for the year 2015 and subsequent years, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1124 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 15th DAY OF JANUARY, 2015.

Bentley Investments, LLC

BY:_____
Justin Prince, Authorized Agent

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 15th day of January, 2015.

_____
Notary Public

My Commission Expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Expires August 23, 2016

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