WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150016511 DEEDWARR
Recvd: 03/06/15 14:28 2 pgs
Fees:13.00 Taxes:101.75
20150306-0019522

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Y-KW-15-320

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $27,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/16/18 (AFFIX SEAL)

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)
Benton Investment Group, LLC Pagoda Series, A Series of Benton Investment Group, LLC, a Tennessee Limited Liability Company	**First Freedom Bank**	
(NAME) **320 Welch Road, Apt G-7**	(NAME) **1620 West Main Street**	**133-15-0-A-043.00C O**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **Lebanon, TN 37087**	
(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 **JAMES THOMAS SMITH, JR., UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BENTON INVESTMENT GROUP, LLC PAGODA SERIES, A SERIES OF BENTON INVESTMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. G-7 of Pagoda Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Pagoda Condominiums of record in Book 6111, Page 22, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Ji Ma by Warranty deed from Randy L. Perry and wife, Margaret Perry, of record in Instrument No. 20110318-0021346, Register's Office for Davidson County, Tennessee, dated March 16, 2011 and recorded on March 18, 2011.
Being the same property conveyed to James Thomas Smith, Jr., unmarried by Warranty deed from Ji Ma, unmarried, of record in Instrument No. 20140623-0054370, Register's Office for Davidson County, Tennessee, dated June 19, 2014 and recorded on June 23, 2014.

This conveyance is subject to:
- Taxes for the year 2015.
- Plan of record in Plat Book 3700, Page 61, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Pagoda Condominiums of record in Book 6111, Page 22, Book 9445, Page 492, Book 9922, Page 495 and Book 10458, Page 936, Register's Office for Davidson County, Tennessee.
- Charter for Pagoda Condominium Association, Inc., of record in Book 6110, Page 98, in the Register's Office for Davidson County, Tennessee.
- Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in Instrument of record in Book 6548, Page 125 and Book 8870, Page 923, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **320 Welch Road, Apt G-7 , Nashville, Tennessee 37211**.

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 2nd DAY OF MARCH, 2015.

James Thomas Smith, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES THOMAS SMITH, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of March, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

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