THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
BEHG LLC 109 Kenner Avenue, Suite 100 Nashville, TN 37205	New Owner	072-15-0-125.00 072-15-0-126.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $200,000.00

Affiant

BILL GARRETT, Davidson County
Trans:T20150089726 DEEDWARR
Recvd: 10/21/15 13:07 3 pgs
Fees:18.00 Taxes:740.00
20151021-0107107

Subscribed and sworn to before me, this the 20th day of October, 2015.

Notary Public

My Commission Expires:
(Affix Seal)

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We **Karen Bowman,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **BEHG LLC, a Tennessee limited liability company,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Tract I:
Land in Davidson County, Tennessee, Being Lot No. 24 on the Plan of W.F. Moore's Subdivision of Lots 11 and 14 in the Brownsville Plan, as of record in Book 161, page 128, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Tract II:
Being certain property in Davidson County, Tennessee, located on Rebecca Street, being 28 x 158. Further described as Field Book No. 15DA 33500, Map and Parcel No. 72-15-125 of Tax Assessor's Office Davidson County, Tennessee, and more particularly described as follows:

Being the South 28 feet of Lot No. 23 Moore's Subdivision of Lots Nos. 11 and 14 of Maxey Land, as of record in Book 161, page 128, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 23 fronts 28 feet on the easterly side of Rebecca Avenue and runs back between parallel lines, 158 feet to an alley.

Being the same property conveyed to Karen Bowman, by Warranty Deed from Xavier Properties by Larry J. Burge as Sole Proprietor, dated November 29, 2004, of record in Instrument No. 20041203-0144442, and by Deed of Correction dated February 25, 2005, of record in Instrument No. 20050301-0022213, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1613 & 1615 Rebecca Street, Nashville, TN 37216**

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This instrument is executed on behalf of Karen Bowman, by Johnny Bowman pursuant to a Power of Attorney executed by Karen Bowman of record in Instrument No. 20151021-0107106, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to the instrument and incorporated herein by reference.

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of **October, 2015.**

GRANTOR(S)

Karen Bowman By: Johnny Bowman Attorney in Fact

Karen Bowman
By Johnny Bowman, her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **Johnny Bowman** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Karen Bowman,** as Attorney-in-Fact, as the free Act and Deed of the said Principal(s).

Witness my hand and official seal on this the 20th day of **October, 2015.**

C.M. Corr

Notary Public
My Commission Expires:

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

EXHIBIT "A"
To
Warranty Deed

FROM: Karen Bowman

TO: BEHG LLC, a Tennessee limited liability company

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney-in-Fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power-of-Attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated*, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

Johnny Bowman
Johnny Bowman, Affiant

Sworn to and subscribed before me this 20th day of October, 2015.

C.M.
Notary Public
My Commission Expires:

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017