WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/20/15 16:14 2 pgs
Fees:13.00 Taxes:81.40
20151120-0118182



NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $22,000.00.

LuAnn Mabry
Affiant

Subscribed and sworn to before me this 17th day of Nov, 2015

Notary Public
My Commission expires: 11-5-2018
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Benton Investment Group, LLC, Series A	SAME	147-02-0-B-100.00CO
5543 Edmondson Pike STE 103		
Nashville, TN 37211		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Kenneth W. Mabry and Denise V. Mabry,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Benton Investment Group, LLC, Series A,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. E-118 of Caldwell Court Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of Caldwell Court Condominium of record in Book 6188, page 744, amended on Instrument Number 20070509-005551, and Instrument Number 20071011-0120947, Register's Office for Davidson County, Tennessee., together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to Kenneth W. Mabry and Denise V. Mabry, from J. Seth Jennings, by deed on November 21, 2013, of record in Instrument Number 20131125-0121023, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Master Deed, Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6188, page 744; and Instrument Number 20071011-0120947; and Instrument Number 20070509-005551, Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20150211-0012557, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of recrod in Instrument Number 20070103-0001049 and Book 6188, page 452, Register's Office for Davidson County, Tennessee.
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This is improved property known as: **550 Harding Place #E-118, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this November 17, 2015.

Kenneth W Mabry
Kenneth W. Mabry

Denise V. Mabry
Denise V. Mabry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kenneth W. Mabry and Denise V. Mabry** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 17, 2015

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone
Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.