WARRANTY DEED

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

Y-JP-16-3515

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, ~~WHICHEVER~~ IS GREATER, FOR THIS TRANSFER IS $41,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JANUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(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)
Bentley Investments, LLC	Bentley Investments, LLC	
(NAME)	(NAME)	**50-2-80.00**
3515 Brick Church Pike	P.O. Box 60736	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37206	
(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 **UP DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BENTLEY INVESTMENTS, 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:

That certain tract or parcel of land in Davidson County, Tennessee, state of Tennessee, described as follows, to wit: Being Lot No. 1 on the recorded Plat of Willow Creek, Section Four, as recorded in Book 8250, Page 365, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed by Warranty Deed from Robert Calvin Williams, single and Billy E. Hollis, single as tenants in common with rights of survivorship to UP Development, LLC, a Tennessee limited liability company, as recorded on the 17th day of December, 2015 in Instrument No. 20151217-0126979 and Special Warranty Deed from M & T Bank, a national banking corporation to Robert Calvin Williams, single and Billy E. Hollis, single, as tenants in common with rights of survivorship, as recorded on the 8th day of April, 2009 in Instrument No. 20090408-0032052, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2016.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WILLOW CREEK, SECTION FOUR, as recorded in Plat Book 8250, Page(s) 365.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3515 Brick Church Pike, Nashville, Tennessee 37207**.

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.

BILL GARRETT, Davidson County
Trans:T20160007182 DEEDWARR
Recvd: 01/27/16 14:03 2 pgs
Fees:13.00 Taxes:153.55
20160127-0007942

Witness my/our hand(s) this the 22nd DAY OF JANUARY, 2016.

UP Development, ~~LLC~~

BY: _____
Taurus McCain
member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TAURUS MCCAIN, 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 MEMBER of UP DEVELOPMENT, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd of January, 2016.

_____
Notary Public
My Commission Expires: 3/6/18
(SEAL)



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