Warranty Deed

BILL GARRETT, Davidson County
Trans: T20160008719 DEEDWARR
Recvd: 02/02/16 09:06 2 pgs
Fees: 13.00 Taxes: 1232.10
20160202-0009820

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY OF

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $333,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of January, 2016.

Notary Public

My commission expires: 6/2/2018

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Peter Bentley Caitlin Dooley	Guaranteed Rate, Inc. 3940 N. Ravenswood Chicago, IL 60613	
521 Edwin Street		071-080-356-00
Nashville, TN 37207-5203		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PROJECT 11, LLC, A FLORIDA LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CAITLIN ELIZABETH DOOLEY UNMARRIED AND PETER JOHN BENTLEY, UNMARRIED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A 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. 33 on the Plan of Section Two, Rawls Tract Subdivision of record in Plat Book 1424, Page 84, 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 Thomas E. Lawrence by Warranty deed from Swindle Properties, L.P., a Tennessee limited partnership of record in Instrument No. 20130102-0000475 Register's Office for Davidson County, Tennessee, dated December 28, 2012 and recorded on January 02, 2013.

Being the same property conveyed to Jeffrey S. Miller and wife, Julie E. Miller by Warranty deed from Thomas E. Lawrence of record in Instrument No. 0150311-0020805 Register's Office for Davidson County, Tennessee, dated March 9, 2015 and recorded on March 11, 2015.

Being the same property conveyed to Project 11, LLC by Warranty deed from Jeffery S. Miller and Julie E. Miller of record in Instrument No. 20150526-0048115 Register's Office for Davidson County, Tennessee, dated May 20, 2015 and recorded on May 26, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 521 Edwin Street, Nashville, TN 37207-5203.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of January, 2016.

Project 11, LLC

Claudia Peralta, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Claudia Peralta, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Member of Project 11, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 28th day of January, 2016.

Notary Public

