WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/23/16 14:43 2 pgs
Fees:13.00 Taxes:92.50
20160223-0017261

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

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$25,000.00.**

LuAnn Maloney
Affiant

Subscribed and sworn to before me this 17 day of February, 2016

Notary Public
My Commission expires: 7/8/19
(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	133-15-0-A-009.00CO
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, **Walker Casey Reed,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Benton Investment Group, LLC, Series A, a Tennessee limited liability corporation,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Unit B-3, of Pagoda Condominium created under Title 66, Chapter 27, Section 101 et seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6111, page 22, 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 Exhibit A-1 of said Master Deed. reference is hereby made to the Plat of Pagoda Condominium set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Unit.

Being the same property conveyed to W. Casey Reed by Deed from Richmond Ross and Dowell Wright on August 31, 2006 of record in Instrument Number 20060912-0112814, Register's Office for Davidson County, Tennessee. And further conveyed to Walker Casey Reed, by Quitclaim Deed from Stephanie Marie Mouton Reed, on July 15, 2011, of record in Instrument Number 20111109-0087758, said Register's Office.

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

- Subject to all matters as shown in Master Deed of record in Book 6111, page 22; and Book 8561, page 461, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 9445, page 492, Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20131209-0124879, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 6110, page 98; Book 6548, page 125; and Book 8870, page 923, Register's Office for Davidson County, Tennessee.

This is improved property known as: **320 Welch Road, Apt. B-3, 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 February 12, 2016.

W Casey Reed

Walker Casey Reed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Walker Casey Reed** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 12, 2016

My commission expires 7/6/17

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.

Notary's Signature

My commission expires: 5-24-17

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