BILL GARRETT, Davidson County
Trans:T20160052570 DEEDWARR
Recvd: 06/21/16 10:22 2 pgs
Fees:13.00 Taxes:814.00
20160621-0062913

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Brandon Benson
1612 Gartland Avenue
Nashville, Tennessee 37206

SEND TAX BILL TO:
Avenue Bank
111 10th Ave South, Ste 200
Nashville, Tennessee 37203

MORTGAGEE
Avenue Bank
111 10th Ave South, Ste 200
Nashville, Tennessee 37203

MAP 083
GROUP 10 0
PARCEL 156.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Paro South, L.L.C., a Tennessee Limited Liability Company** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Brandon Benson, unmarried**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 7 on the Plat of Mrs. T.P. Parrish's Subdivision of Lot No. 81, Chadwell Home Place, as of record in Book 547, page 80, Register's Office for said County.

Said Lot No. 7 fronts 38 1/2 feet on the southerly side of Gartland Avenue and runs back between parallel lines 135 feet to an alley.

Being the same property conveyed to Paro South LLC, a Tennessee Limited Liability Company by deed from Laura McLeod, unmarried, dated March 16, 2010, of record in Instrument No 20100317-0020021, Register's Office for said County. Being the same property conveyed to Laura McLeod, unmarried, by Warranty Deed from Leonard Amdur, dated May 15, 2001, and recorded in Instrument No. 20010522-053063, in the Register of Deeds Office in and for Davidson County, Tennessee., Register's Office for said County.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 547, page 80, said Register's Office.
3) Any and all restrictions, conditions, and easements of record

This is improved property known as 1612 Gartland Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Brandon Benson, unmarried, his heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and

representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

WITNESS our hands this the 15th day of June, 2016.

Paro South, L.L.C., a Tennessee Limited Liability Company

By: Christian Paro, Manager Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Christian Paro**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Manager Member** of **Paro South, L.L.C., a Tennessee Limited Liability Company**, the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal at office this 15th day of June, 2016.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $220,000.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of June, 2016.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY