# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160075675 DEEDWARR
Recvd: 08/30/16 11:51 3 pgs
Fees:18.00 Taxes:3515.00
20160830-0090710

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000.00

Kathleen Bean
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26 DAY OF August 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires September 18, 2017

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Bento Nashville, LLC | Bento Nashville, LLC | |
| (NAME) | (NAME) | |
| 3942 Hartford Rd. | 3942 Hartford Rd. | 105-7-443.01 (TRACT I) & 105-7-444 (TRACT II) |
| (ADDRESS) | (ADDRESS) | |
| Round Top, TX 78954 | Round Top, TX 78954 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **DAVID G. MANGUM, AN INDIVIDUAL RESIDENT OF THE STATE OF TENNESSEE**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **BENTO NASHVILLE, LLC A DELAWARE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT INCLUDING, WITHOUT LIMITATION, ALL RIGHTS, EASEMENTS AND PRIVILEGES APPURTENANT TO SAID REAL PROPERTY, ALL BUILDINGS, STRUCTURES, FIXTURES AND OTHER IMPROVEMENTS LOCATED ON SAID REAL PROPERTY, AND ALL OF GRANTOR'S INTEREST, IF ANY, IN THE LAND LYING BENEATH THE ROADS AND RIGHTS-OF-WAY ADJOINING THE REAL PROPERTY (ALL OF THE FOREGOING BEING COLLECTIVELY REFERRED TO AS THE "PROPERTY"):

## See Attached Exhibit "A"

**This was never the residence or the homestead of the GRANTOR.**

**This conveyance is subject to 2016 Davidson County Real Property taxes.**

unimproved x
This is improved _ property, known as 1267 and 1271 3rd Avenue South, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said PROPERTY, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of the PROPERTY in fee simple, have a good right to convey it and the same is unencumbered; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the PROPERTY to the said GRANTEE, its successors 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.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
[illegible] HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 25th day of August, 2016

DAVID G. MANGUM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David G. Mangum, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25 day of August, 2016.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 7, 2017

Notary Public

**EXHIBIT "A"**

Being a tract of land lying in the 17th District of Davidson County, Nashville, Tennessee. Bounded on the east by the western Right of Way (ROW) of 3rd Avenue South (50' ROW); bounded on the south by Ivey and Janie Gray as recorded in Instrument Number 200301080003292, Register's Office of Davidson County, Tennessee (RODC); bounded on the west by the eastern ROW of CSX Railroad (ROW varies); and bounded on the north by the southern ROW of Hart Street (50' ROW), and being more particularly described according to a survey prepared by Littlejohn Engineering, dated March 30, 2016 (Survey No. 514716018), as follows:

POINT OF BEGINNING being a found iron rod with "MOOREHEAD PS2315" cap lying on the southwest ROW intersection of said 3rd Avenue South and Hart Street; thence along said western ROW of 3rd Avenue South South 26°40'32" East 141.00 feet to a found iron rod with "MOOREHEAD PS2315" cap; thence along the common line of said Gray South 60 °11'25" West 136.27 feet to a found iron rod with "MOOREHEAD PS2315" cap; thence along said eastern ROW of said CSX Railroad with the following: North 49° 51'29" West 63.77 feet to a found iron rod with "MOOREHEAD PS2315" cap; thence North 60°11'25" East 14.80 feet to a found iron rod with "MOOREHEAD PS2315" cap; thence North 49°51'29" West 285.47 feet to a found p.k. nail; thence along said southern ROW of Hart Street South 82°51'02" East 311.50 feet to the point of beginning.

Bearings based on Tennessee State Plane Coordinate System.

Tract contains 39,057 square feet, or 0.90 acres.

Being the same property conveyed to David G. Mangum by deed from Paul D. Jones, of record in Instrument No. 20140218-0013403, Register's Office for Davidson County, Tennessee.