Prepared By and Return to:
Regal Title, LLC
125 N Church St
Murfreesboro, TN 37130

File Number: 1605200

State of Tennessee
County of ~~Davidson~~ WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $95,555.00.

Janice Collins
Affiant

Subscribed and sworn to before me, this 31st day of August, 2016.

Kim Murray
Notary Public
My Commission Expires: 3/25/18

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
AHN Develop Nashville, LLC and Beneficial Buyers, LLC	NEW OWNER	053-12-0-017.00
213 Whorley Drive		
Nashville, TN 37217		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Troy Brian Warner and wife, Renita Warner, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to AHN Develop Nashville, LLC and Beneficial Buyers, LLC, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davison County, Tennessee, being the Southerly part of Lot No. 17 on the Plan of Subdivision Map No. 3 of Life & Casualty Insurance Co. Property at Old Hickory of record in Plat Book 974, page 11, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said lot fronts 60 feet on the Northeasterly side of Hamblen Avenue and runs back parallel lines 160 feet to a dead line.

Being the same property conveyed to Troy Brian Warner and wife, Renita Warner by Warranty deed from Bobby Warner, married of record in Instrument No. 20060427-0048424 Register's Office for Davidson County, Tennessee, dated April 14, 2006 and recorded on April 27,2006 and Scrivener's Affidavit recorded in Official Records Instrument No. 20080415-0038070 and Agreed Judgment recorded in Instrument No. 20160212-0013840.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is _X_ improved ___ unimproved property known as 127 Hamblen Ave, Nashville, TN 37138.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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:T20160077301 DEEDWARR
Recvd: 09/02/16 13:19 2 pgs
Fees:13.00 Taxes:353.55
20160902-0092669

WITNESS my hand this 31st day of August, 2016.

Troy Brian Warner

Renita Warner

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Troy Brian Warner and Renita Warner with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 31st day of August, 2016.

Notary Public at Large
My Commission Expires: 10/24/17

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY