NEW OWNER:

Jeffrey D. Horn
Laura L. Butler
4626 Benton Smith Road
Nashville, TN 37215

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 16-1055

Map 131, Group 15-0, Parcel 018.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20160108518 DEEDWARR
Recvd: 12/09/16 14:01 3 pgs
Fees:18.00 Taxes:5827.50
20161209-0129511

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Million Five Hundred Seventy-Five Thousand and 00/100 Dollars** (**$1,575,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **4626 BENTON SMITH LLC, A TENNESSEE LIMITED LIABILITY COMPANY**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JEFFREY D. HORN, unmarried, AND LAURA L. BUTLER, unmarried, as tenants in common with rights of survivorship,** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 14 on the plan of Harpeth Acres, Section Seven as of record in Book 2331, Page 154, H.O.D.C. Tennessee.

Beginning at a point in the easterly margin of Benton Smith Road at the southwest corner of Lot No. 13; thence with said margin of Benton Smith Road, southwestwardly 170 feet to a monument; thence continuing, with said margin 10 feet to the northwest corner of Lot No. 15; thence

southeastwardly 285.8 feet to the northeast corner of Lot No. 15; thence north 17 degrees 38 minutes east 158.9 feet to a monument; thence north 31 degrees 32 minutes east 25 feet to the southeast corner of Lot No. 13; thence northwestwardly 222 feet to the point of beginning.

BEING the same property conveyed to 4626 Benton Smith LLC, a Tennessee limited liability company by Quit Claim Deed from Vintage South, LLC, a Tennessee limited liability company, dated December 6, 2016, and of record in Instrument No. 20161209-0129510 Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 4626 Benton Smith Road, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 6th day of **December, 2016**.

4626 Benton Smith LLC

BY: Nathan Lyons, its Managing Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Nathan Lyons**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that **he** is **Managing Member** of, **4626 Benton Smith LLC, a Tennessee limited liability company,** the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 6th day of **December, 2016**.

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $ **1,575,000.00** .

AFFIANT

Sworn to and subscribed to before me this 15 day of **December, 2016**.

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY