BILL GARRETT, Davidson County
Trans:T20170005704 DEEDWARR
Recvd: 01/20/17 09:52 2 pgs
Fees:13.00 Taxes:1295.00

20170120-0006420

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Affiant

Subscribed and sworn to before me this 17 day of January, 2017.

Notary Public
My Commission Expires: 3-6-18

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

16-0718

Address of New Owner:	Send Tax Bills to:	Tax Information:
K Properties LLC	New Owner	
7003 Chadwick Dr., Ste. 101		072-15-0-125.00
Brentwood, TN 37027		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we **BEHG LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **K Properties LLC, A Tennessee Limited Liability Company,** hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Being certain property in Davidson County, Tennessee, located on Rebecca Street, being 28 x 158. Further described as Field Book No. 15DA 33500, Map and Parcel No. 72-15-125 of Tax Assessor's Office Davidson County, Tennessee, and more particularly described as follows:

Being the South 28 feet of Lot No. 23 W. F. Moore' s Subdivision of Lots Nos. 11 and 14 of Maxey Land, as of record in Book 161, page 128, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 23 fronts 28 feet on the Easterly side of Rebecca Avenue and runs back between parallel lines, 158 feet to an alley.

Being a portion of the same property conveyed to BEHG LLC, a Tennessee limited liability company by Warranty deed from Karen Bowman of record in Instrument No. 20151021-0107107 Register's Office for Davidson County, Tennessee, dated October 20, 2015 and recorded on October 21, 2015.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **1615 Rebecca ~~Avenue~~ Street, Nashville, TN 37216-3928.**

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 and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

Witness our hands this 17 day of January, 2017.

BEHG LLC, a Tennessee Limited Liability Company

By: Thomas Medlin, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Thomas Medlin**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), who upon oath, acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a **Member** of **BEHG LLC, a Tennessee Limited Liability Company,** and that he is authorized by **BEHG LLC, a Tennessee Limited Liability Company** to execute this instrument on its behalf by himself as such Member .

Witness my hand and official seal at Franklin, Tennessee, this 17 day of January, 2017.

D. Shayne Adair
Notary Public

My Commission Expires: 06/24/18

