BILL GARRETT, Davidson County
Trans:T20170009527 DEEDWARR
Recvd: 02/01/17 13:41 2 pgs
Fees:13.00 Taxes:1295.00
20170201-0010795

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 31st day of January, 2017.

Notary Public
My Commission Expires: 3-6-18

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

16-0787

Address of New Owner:	Send Tax Bills to:	Tax Information:
K Properties LLC		
7003 Chadwick Dr., Ste. 101	Same Owner	072-15-0U-002.00
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 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:

Land in Davidson County, Tennessee, being Unit A, 1613 Rebecca Street Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for 1613 Rebecca Street Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument Number 20151203-0121937, as amended in Instrument No. 20161228-0136592 and a Scrivener's Affidavit recorded in Instrument No. 20170123-0007421, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

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

Being also known as 1613 B Rebecca Avenue Nashville, TN 37216.

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

This is improved property located at **1613 B Rebecca Avenue, Nashville, TN 37216.**

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

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 31st day of January, 2017.

BEHG LLC, a Tennessee limited 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 Company** and that he is authorized by **BEHG LLC, a Tennessee limited Company** to execute this instrument on its behalf by self as such .

Witness my hand and official seal at Franklin, Tennessee, this 31st day of January, 2017.

~~B. Shayne Adair~~ Notary Public

My Commission Expires: ~~06/24/18~~ 3-6-18

JOHN C. LEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.