BILL GARRETT, Davidson County
Trans:T20170009535 DEEDWARR
Recvd: 02/01/17 14:06 2 pgs
Fees:13.00 Taxes:1480.00
20170201-0010819

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 $400,000.00.

Affiant

Subscribed and sworn to before me this 19th day of January, 2017.

Notary Public
My Commission Expires: 8/20/2019

WILLIAM E. GRONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

17-0015

Address of New Owner:	Send Tax Bills to:	Tax Information:
BEHG, LLC		091110394
893 Lakemont Dr,	New Owner	
Nashville, TN 37220		

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

Billy Jenkins and Erin C. Healey, now Jenkins, husband and wife,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

BEHG, 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 Lot No. 2 as shown on the Final Plat, Resubdivision of Lot 2 of the Resubdivision (Partition) of Lets 1202, 1204, Block 177, Plan No. 1, West Nashville, Book 57, Pages 74 and 75, and a Portion of the Westerly One-Half of the Abandoned 53rd Avenue North, Book 4929, Page 917, of record in Instrument No. 20130826-0089731, as revised in Instrument No. 20140314-0021576, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Billy Jenkins and Erin C. Healey by Warranty Deed from Toni J. Rothfuss, recorded January 29, 2014 in Instrument No. 20140129-0007959, corrected by Scrivener's Affidavits in 20150416-0033572, 20150422-0035742 and 20170117-0004871, Register's Office for Davidson County, Tennessee. Billy Jenkins and Erin Jenkins since having married. Erin C. Healey and Erin Jenkins being one and the same person.

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

This is improved property located at **5219 Illinois Avenue, Nashville, TN 37209.**

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 19th day of January, 2017.

Billy Jenkins

Erin Jenkins

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 **Billy Jenkins and Erin Jenkins**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of January, 2017.



D. Shayne Adair, Notary Public
State of Tennessee at Large
My Commission Expires: 06/24/18