This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $225,000.00.

Affiant

Subscribed and sworn before me this the 22nd day of March, 2017.

Notary Public
My commission expires: 9-10-2018

BENJAMIN SEAMON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20170025491 DEEDWARR
Recvd: 03/27/17 10:14 2 pgs
Fees:13.00 Taxes:832.50
20170327-0029441

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Andrea C Walsh 127 Hamblen Avenue Old Hickory, TN 37138	new owner	053-12-0-017.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, AHN DEVELOP NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AND BENEFICIAL BUYERS LLC, A TENNESSEE LIMITED LIABILITY COMPANY hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ANDREA C WALSH, A SINGLE WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the Southerly part of Lot No. 17, Block D 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. 20060427-0078724 Register's Office for Davidson County, Tennessee, dated April 14, 2006 and recorded on April 27, 2006 and Scrivener's Affidavit recorded on April 15, 2008 in Instrument No. 20080415-0038070.

Agreed Judgment recorded in Instrument No. 20160212-0013840.Being the same property conveyed to AHN Develop Nashville, LLC and Beneficial Buyers, LLC by Warranty deed from Troy Brian Warner and wife, Renita Warner of record in Instrument No. 20160902-0092669 Register's Office for Davidson County, Tennessee, dated August 31, 2016 and recorded on September 02, 2016.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 127 Hamblen Avenue, Old Hickory, 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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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.

KH

P.S.

Witness my hand this the 22nd day of March, 2017.

AHN Develop Nashville, LLC

BY: Kim Hawkins, Authorized Representative
Kim Hawkins, Authorized Representative

Beneficial Buyers LLC

BY Patrick Sanders, member
Patrick Sanders, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Kim Hawkins, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HER oath acknowledged HERSELF to be the AUTHORIZED REPRESENTATIVE of the within named bargainor, AHN Develop Nashville, LLC, and that SHE, as such AUTHORIZED REPRESENTATIVE, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Kim Hawkins as such AUTHORIZED REPRESENTATIVE.

Witness my hand and official seal this 22nd day of March, 2017.

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My commission expires:

9-10-2018

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Patrick Sanders, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the MEMBER of the within named bargainor, AHN Develop Nashville, LLC, and that HE, as such MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Patrick Sanders as such MEMBER.

Witness my hand and official seal this 22nd day of March, 2017.

My commission expires:

9-10-2018

Notary Public

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY