RECORD & RETURN TO:
Midtown Title of Murfreesboro
1639 Medical Center Pkwy., Ste. 101
Murfreesboro, TN 37129
File No.: M176374

BILL GARRETT, Davidson County
Trans:T20170047829 DEEDWARR
Recvd: 06/06/17 09:00 2 pgs
Fees:13.00 Taxes:925.00
20170606-0056273

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

J. M. M
Affiant

Subscribed and sworn to before me, this 30th day of May, 2017.

Amanda Vaughn
Notary Public

My commission expires: 5/5/2020

AMANDA VAUGHN State of Tennessee Notary Public DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Seth Bender	HomeBridge Financial Services, Inc.	125-15-0A-079.00CO
7940 Boone Trace	433 Hackensack Ave., 5th Floor	
Nashville, TN 37221-6528	Hackensack, NJ 07601	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Ryan K. Kelly, a married man

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Seth Bender, an unmarried man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 98 on the Plan of Section Two, Boone Trace at Biltmore, of record in Book 9700, Pages 316, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ryan K. Kelly, a married man, by Warranty Deed from Christopher B. Guthrie, of record in Instrument No. 20130522-0051984, Register's Office for Davidson County, Tennessee, dated May 20, 2013 and recorded on May 22, 2013. (Value of consideration shown in aforementioned deed $180,000.00.) Being also known as 7940 Boone Trace Nashville, Tennessee 37221-6528.

Allyson Kelly the spouse of Ryan K. Kelly joins in the execution of this deed to convey any interest she may have in said property, particularly any marital interest.

This Document is executed pursuant to a Power of Attorney recorded simultaneously herewith as instrument number 20170606-0056272 in the register's office for Davidson County.
This is improved property known as **7940 Boone Trace, Nashville, TN 37221-6528.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 30th day of May, 2017.

Ryan K. Kelly

Ryan K. Kelly

Allyson Kelly by Ryan K. Kelly Her attorney in fact

Allyson Kelly By Ryan K. Kelly
Her Attorney in Fact

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, Ryan K. Kelly, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 30th day of May, 2017.

Notary Public
My Commission Expires: 10/2/17

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires October 2, 2017

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Ryan K. Kelly** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Allyson Kelly for the purposes therein contained, and who further proved to me that he is the **Attorney-in-Fact** for Allyson Kelly, and is authorized by her to execute this instrument on her behalf.

Witness my hand and official seal this the 30th day of May, 2017.

Notary Public

My Commission Expires: 10/2/17

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires October 2, 2017

SolomonParks File No. 170126