Bill Garrett Davidson County
Batch# 16073 DEEDWARR
10/20/2017 10:58:30 AM 4 pgs
Fees: $23.00 Taxes: $560.55
20171020-0107593

This instrument prepared by Wood Law Offices, P.C. Lexington, Tennessee 38351

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of ONE HUNDRED FIFTY ONE THOUSAND FIVE HUNDRED DOLLARS AND NO/100----------

----------($151,500.00)----------DOLLARS, cash in hand paid to the Grantors by the Grantee, the receipt of which is hereby acknowledged, **WE, BRIAN BESTWINA AND WIFE, COURTNEY BESTWINA,** as Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **NASHTWO, LLC, a Delaware Limited Liability Company,** as Grantee, its successors and assigns, a certain tract or parcel of land located in the 9th Civil District of Davidson County, Tennessee, and being more particularly described as follows:

LAND in Davidson County, Tennessee, Being Lot No. 10 of Block "F", on the Revised Plan of Power and Roth's Madison Park Subdivision, of record in Plat Book 843, Page 7, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

This property is subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This being the same property conveyed to Brian Bestwina and wife, Courtney Bestwina by Warranty Deed of Julie R. Turner and husband, Joseph Rodney Turner, dated June 25, 2009 and recorded June 30, 2009 as Instrument Number 20090630-0060651, Register's Office of Davidson County, Tennessee.

This deed was prepared without the benefit of a Current Survey or Title Examination and therefore the preparer makes no certifications as to the validity of the title.

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging unto **NASHTWO, LLC, a Delaware Limited Liability Company,** its successors and assigns in fee simple forever.

And the Grantors do covenant with **NASHTWO, LLC, a Delaware Limited Liability Company,** that they are lawfully seized and possessed of their interest in said land in fee simple, have a good right to convey it, and that the same is unencumbered.

And the Grantors do further covenant and bind themselves and their heirs and assigns to warrant and forever defend the title to said land unto **NASHTWO, LLC, a Delaware Limited Liability Company** its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our signatures this the 12 day of October, 2017.

Brian Bestwina

Courtney Bestwina

----------ACKNOWLEDGMENT----------

STATE OF TENNESSEE
COUNTY OF HENDERSON

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, the within named **BRIAN BESTWINA AND WIFE COURTNEY BESTWINA**, Parties of the First Part, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Henderson County, Tennessee, this the 12 day of October, 2017.

Notary Public

My commission expires 02-06-2021

LINDA LOMAX
STATE OF TENNESSEE NOTARY PUBLIC
HENDERSON COUNTY, TENN.

(Statement required by Chapter 178, Public Acts of 1967 as amended)
STATE OF TENNESSEE
COUNTY OF HENDERSON

The undersigned hereby swears or affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $151,500.00 which amount is equal to or greater than the amount which the property would command at a fair voluntary sale.

CBestWorx
(affiant)

Subscribed to and sworn to before me this the 12 day of October, 2017.

Linda Lomax
Notary Public

My commission expires 02-06-2021.

Persons responsible for payment of taxes: **NASHTWO, LLC**
and Address of New Owner 210 South 11th St.
Nashville TN 37206

M&P# 05202020300

LINDA LOMAX
STATE OF TENNESSEE NOTARY PUBLIC
HENDERSON COUNTY, TENN.

True Copy Certification

I, KEMBERLY POWELL, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Sumner

Personally appeared before me, Kristen M. Traini, a notary public for this county and state, KEMBERLY POWELL who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

My Commission Expires: OCT 2 0 2020
Notary's Seal (if on paper)