Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $387,500.00

Affiant

Subscribed and sworn to before me, this 8th day of November 2017.

Notary Public
My commission expires: 2/25/19

Bill Garrett Davidson County
Batch# 23625 DEEDWARR
11/08/2017 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,433.75
20171108-0115004

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
George Samuel Benson, Jr., Trustee 1121 West Oakville Rd. Springfield, MO 65810	same	072 09 2E 002.0OCO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Urban Investments 1, LLC, a limited liability company hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to George Samuel Benson, Jr. and Sandra Davis Benson, Trustees of the Joint Revocable Living Trust Agreement of George Samuel Benson, Jr., and Sandra Davis Benson, established March 28, 2016, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 915B of the 915 Spain Ave Townhomes as established by the Declaration of Covenants, Conditions and Restrictions for 915 Spain Ave. Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20160415-00366583 Register's Office for Davidson County, Tennessee and being shown on plat attached as Exhibit "C" to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Urban Investments I, LLC by deed from Devon J. Sutherland of record in Instrument No. 20161220-0133340 Register's Office for Davidson County, Tennessee and dated December 09.2016

This conveyance is made subject to the following: 1) 2018 taxes, a lien which are not yet due and payable. 2) Matters appearing on the plat of record in Book 5190 Page 583 3) Covenants, conditions, restrictions reservations, easements liens for

assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20160415-0036583B and in any allied instruments(s) referred to in said restrictions.

This property is improved property known as 915 Spain Avenue (Unit B), Nashville, Tennessee 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 8th day of November, 2017.

Urban Investment 1, LLC, a limited liability company

BY: _____ _____

Thomas H. Brown, Member Michael E. Tant, Jr., Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Thomas H. Brown and Michael E. Tant, Jr., with whom I am personally acquainted, and who acknowledged themselves to be the members of Urban Investment 1, LLC, and as such members being authorized so to do, executed this instrument for the purposes therein contained and on behalf of Urban Investment 1, LLC, a limited liability company.

Witness my hand, at Brentwood, Tennessee, this 8th day of November, 2017.

_____
Notary Public

My Commission expires: 2/25/19

AMY CROSS NANCE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

FILE NO: 10299

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

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

MARY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY