Bill Garrett Davidson County
Batch# 49332 DEEDWARR
01/19/2018 02:45:30 PM 4 pgs
Fees: $23.00 Taxes: $1,850.00
20180119-0005959

#34001

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 34011	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $500,000.00. Affiant Subscribed and sworn to before me this 18th day of January, 2018. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2020

TRUSTEE'S DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Bentz Properties, LLC 921 Bowring Park Nashville, TN 37215	Bentz Properties, LLC 921 Bowring Park Nashville, TN 37215	Map and Parcel No.: 117 13 0B 159.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **David Tate Rich, Trustee of the John W. Rich Irrevocable Trust II for David Tate Rich, Jr. and his Appointees or Issue, dated February 22, 1991** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bentz Properties, LLC, a Florida limited liability company** ("Grantee"), its successors and assigns, **Grantor's entire fifty percent (50%) undivided interest** in that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 921 Bowring Park, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantor covenants that he is lawfully seized and possessed of this real estate in fee simple, has a good right to convey it and binds himself, his successors and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons arising by, through or under the Grantor, but no otherwise, and except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 18th day of January, 2018.

GRANTOR:

David Tate Rich, Trustee of the
John W. Rich Irrevocable Trust II
for David Tate Rich, Jr. and his
Appointees or Issue, dated February 22, 1991

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David Tate Rich, Trustee of the John W. Rich Irrevocable Trust II for David Tate Rich, Jr. and his Appointees or Issue, dated February 22, 1991, 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.

Witness my hand, at office, this 18th day of January, 2018.

MARY B. BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Notary Public
My Commission Expires: 9/10/18

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1023 on the Plan of Abbottsford, Phase 2, Revision I, of record as Instrument No. 20010502-0044874, as amended by Instrument No. 20020305-0027572 and corrected by Instrument No. 20020828-0104512 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to L. Earl Bentz and Janet Bentz, Co-Trustees of the Amelia Bentz Preservation Trust dated September 20, 2012 by Quitclaim Deed dated October 10, 2013 from Amelia Jane Bentz, of record as Instrument No. 20131015-0107555 in the Register's Office for Davidson County, Tennessee.

L. Earl Bentz and Janet Bentz, Co-Trustees of the Amelia Bentz Preservation Trust dated September 20, 2012, having conveyed a fifty percent (50%) undivided interest in said property to David Tate Rich, Jr. and his Appointees or Issue, dated February 22, 1991, by Warranty Deed dated December 20, 2013, of record as Instrument No. 20131227-0130200 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017 and subsequent years, a lien, now due and payable but not yet delinquent.
2. All matters appearing on the above referenced Plan of Abbottsford, Phase 2, Revision 1.
3. Restrictive Covenants for Abbottsford.
4. Licenses and Easements for utilities affecting the property.

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES HERETO. NO INDEPENDENT TITLE EXAMINATION HAS BEEN MADE BY PREPARER. THE LEGAL DESCRIPTION HEREIN IS THE SAME AS THE LEGAL DESCRIPTION IN THE PRIOR INSTRUMENT OF RECORD, AND PREPARER ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS THEREOF.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

