WARRANTY DEED

Bill Garrett Davidson County
Batch# 54177 **DEEDWARR**
02/02/2018 11:12:07 AM 2 pgs
Fees: $13.00 Taxes: $2,016.50

20180202-0010831

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $545,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF January, 2017.

Notary Public

MY COMMISSION EXPIRES: 09/22/2021

(AFFIX SEAL)

JADE SKYE SUTLIFF
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-22-2021

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
SOLAR WINDMILL, LLC	New Owner	105-10-00-002.00
(NAME)	(NAME)	
7706 UNION VALLEY ROAD		
(ADDRESS)	(ADDRESS)	
FAIRVIEW, TN 37062		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Beech Ave LLC, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SOLAR WINDMILL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land lying and being in Davidson County, Tennessee being described as follows:

Being Unit 2, as shown as the plan of Beech Avenue Lofts, a horizontal property regime with private elements, having been established by the Declaration of Covenants, Conditions and Restrictions of beech Avenue Lofts, of record in Instrument No. 20160519-0050358 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being A PORTION OF the same property conveyed to Beech Avenue, LLC, a Tennessee limited liability company by Quitclaim Deed from Alden Horton, III and Juli Garner Horton, as tenants in common with joint right of survivorship dated 02/19/2016 and filed of record in Instrument No. 20160223-0016945 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as 2005 Beech Ave. Nashville TN 37204

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever

defend the title to the said land to the said GRANTEES, 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 our hands 11/20/17.

Beech Avenue LLC

John Bell, Authorized Agent

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, John A Bell Jr, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Authorized Agent of Beech Avenue, LLC, the within named bargainor, and he as such Authorized Agent being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Beech Avenue, LLC, by himself as Authorized Agent.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of January, 2018.

Notary Public
My Commission Expires: 3-8-2021

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY