Bill Garrett Davidson County
Batch# 67818 DEEDWARR
03/12/2018 12:55:30 PM 3 pgs
Fees: $18.00 Taxes: $175.75
20180312-0023137

WARRANTY DEED

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,499.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of March, 2018

Notary Public

MY COMMISSION EXPIRES: 7-24-2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Monica Restrepo	NuView Trust Co. custodian FBO C. Michael Todd IRA #091049	147 02 0B 100.00
(NAME) 550 Harding Place, Unit E118	(NAME) 755 Old Hickory Blvd, Building Two, Suite 150	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Forty-Seven Thousand Four Hundred Ninety-Nine And No/100 Dollars ($47,499.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Benton Investment Group, LLC, Series A**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Monica Restrepo, an unmarried woman**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. E-118 of Caldwell Court Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of Caldwell Court Condominium of record in Book 6188, Page 744, amended on Instrument Number 20070509-005551, and Instrument Number 20071011-0120947, Register's Office for Davidson County, Tennessee., together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to Benton Investment Group, LLC, Series A by Warranty Deed from Kenneth W. Mabry and Denise V. Mabry dated November 17, 2015 and recorded November 20, 2015 as Instrument No. 20151120-0118182, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐

This is improved ☒ property, known as 550 Harding Place, Unit E118, Nashville, TN 37211

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, has 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 this 8 day of March, 2018

Benton Investment Group, LLC, Series A

BY: _____, Member

Matthew Hearn

Member

STATE OF Tennessee

County OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Matthew Hearn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member, and is authorized to execute the instrument on behalf of Benton Investment Group, LLC, Series A the within named bargainor, and that he/she as such Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as Sole Member.

Witness my hand and official seal, this the 9th of March, 2018.

_____

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

File Number: GRN-181563FC

True Copy Certification

I, Penny Y. Ray, 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 Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019