This instrument was prepared by:
**DLO TITLE, LLC**
101 SE Parkway Court, Ste 220
Franklin, TN 37064
**2018030008**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Bill Garrett Davidson County
Batch# 89112 **DEEDWARR**
05/07/2018 10:05:19 AM 2 pgs
Fees: $13.00 Taxes: $7,585.00
20180507-0043287

The actual consideration or value, whichever is greater is $2,050,000.00

Sworn to and subscribed before me this 4th day of May, 2018.

R. MARK DOUGALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-14-2019

**Kenneth J. Grant**

Notary Public

| Address of New Owner: | Send Tax Bills to: | Map-Parcel Numbers: |
|---|---|---|
| BG&C Holdings, LLC<br>2702 Brightwood Avenue<br>Nashville, TN 37212 | New Owner | 170-000-008.00 |

## WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Geneva Brentwood RE, LLC, a NC limited liability company** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **BG&C Holdings, LLC, a TN limited liability company** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Resubdivision of Tract One, Maryland Farms East Park of record in Plat Book 6250, Page 1, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Geneva Brentwood RE, LLC, a North Carolina limited liability company by special warranty deed from SC Ventures Partnership, a Tennessee general partnership of record in Instrument No. 20071221-0146491 Register's Office for Davidson County, Tennessee, dated 12/14/2007 and recorded on 12/21/2007.

This is improved property known as **5038 Thoroughbred Lane, Brentwood, TN 37027.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand, this 2 day of May, 2018.

**Geneva Brentwood RE, LLC, a NC limited liability company**

**BY:** _____

**Philip D. Fowler, III, Manager/Sole Member**

**STATE OF** North Carolina **COUNTY OF** Guilford

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Philip D. Fowler, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the sole Member and Manager of Geneva Brentwood RE, LLC, the within named bargainor, a limited liability company and that as such and with full authority to do so, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 2ND day of May, 2018.

_____
Notary Public
My Commission Expires: Dec. 20, 2022

BEVERLY W. BANASZAK
Notary Public, North Carolina
Guilford County
My Commission Expires
12/20/2022