RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TW180555

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Bill Garrett Davidson County
Batch# 96712 DEEDWARR
05/25/2018 08:43:55 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00

20180525-0050099

WARRANTY DEED

VIRGINIA ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of May, 2018.

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin Dejonghe Jelsma 1025 Petway Avenue Nashville, TN 37206	Benjamin D. Jelsma 1012 Warren St. Nashville, TN 37208	083 01 0 238.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Thousand and 00/100 Dollars ($300,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **NASH BNB LLC**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **BENJAMIN DEJONGHE JELSMA, UNMARRIED MAN**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Petway's Subdivision of Lot No. 7 of the Hobson Property, of record in Book 2, Page 42, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being a portion of that same property conveyed to Nash BNB, LLC by Quit Claim Deed from David James Lawver, aka, David Lawver, a single man, dated September 28, 2017 and recorded on October 2, 2017 and recorded at Instrument #20171002-0100773, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed by David James Lawver, as Trustee of the David James Lawver Living Trust U/A dated September 2, 2015 to David James Lawver, a single man, by Quit Claim Deed dated April 21, 2016 and recorded at Instrument No. 20160424-0040603, said Register's Office. Previously being the same property conveyed to David James Lawver, as Trustee of The David James Lawver Living Trust U/A dated September 2, 2015 by Quit Claim Deed from David James Lawver, a single man, dated September 2, 2015 and recorded at Instrument NO. 20150921-0095702, said Register's Office. Previously being that same property conveyed to David Lawver, an unmarried man by Warranty Deed from Martin D. Farmer and wife, Deborah L. Farmer, dated July 8, 2015 and recorded at Instrument No. 20150710-0067231, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 7th day of May, 2018.

NASH BNB, LLC,

BY: David Lawvill
Its: owner

per attachment

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be _____ of **Nash BNB, LLC**, the within named bargainor and that he/she as such _____, executed the foregoing instrument for the purposes therein contained by signing the name of the company by themselves as, _____.

WITNESS my hand and seal, this the 7th day of May, 2018.

_____
Notary Public
My commission expires: _____

CA law does not allow a Notary to designate a capacity of a signer. (Sole member. etc)

Attached hereto and
made a part hereof

Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Clara)

On 5/7/2018 before me, Margarita Gutierrez, Notary Public

Personally appeared David Lawver
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in His/her/their authorized capacity (ies), and that by his /her/their signature (s) on the instrument the Person(s), or the entity upon behalf of which the person (s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing Paragraph is true and correct.

MARGARITA GUTIERREZ
COMM. # 2228348
NOTARY PUBLIC • CALIFORNIA
SANTA CLARA COUNTY
Comm. Exp. JAN. 8, 2022

WITNESS my hand and official seal.

Signature _____ (Seal)