(1) Return to: BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

WARRANTY DEED

Bill Garrett Davidson County
Batch# 101374 DEEDWARR
06/07/2018 08:47:48 AM 2 pgs
Fees: $13.00 Taxes: $381.09

20180607-0054597

A-BI-18-320

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
County Of Williamson
My Comm. Expires January 29, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,999.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Richard Spencer	**New Owner**	
(NAME)	(NAME)	
215 Bateman Ave		**133-15-0A-072.00 AND 133-15-0A-084.00**
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BENTON INVESTMENT GROUP, LLC, SERIES A,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RICHARD SPENCER,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Unit M-2 and Unit N-6, of Pagoda Condominiums created under Title 66, Chapter 27, Section 101 et seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6111, page 22, 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 Exhibit A-I of said Master Deed. Reference is hereby made to the Plat of Pagoda Condominium set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Unit.

Being the same property conveyed to Benton Investment Group, LLC, Series A by Warranty deed from Connie Caraway, unmarried of record in Instrument No. 20150721-0071074 Register's Office for Davidson County, Tennessee, dated July 15, 2015 and recorded on July 21, 2015.

As to Unit M-2

Being the same property conveyed to Benton Investment Group, LLC, Series A by Warranty deed from Walker Casey Reed of record in Instrument No. 20151113-0115750 Register's Office for Davidson County, Tennessee, dated November 10, 2015 and recorded on November 13, 2015.

As to Unit N-6

This conveyance is subject to:
Taxes for the year 2018, which have been prorated and by acceptance of this conveyance, is assumed by Grantees; restrictions of record in Book 8561, page 461; Master Deed establishing a Horizontal Property Regime of Pagoda Condominiums, of record in Book 6111, page 22; Book 9445, page 492 and Book 10458, page 936; Articles of Incorporation/ Charter of record in Book 6110, page 98; easement grant of record in Instrument No. 20131209-0124879; agreement for dedication of easement for sanitary sewers and/ or storm drainage of record in Book 6548, page 125; Book 6548, page 128 and Book 8870, page 923; all of record in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **320 Welch Road Units M2 & N6, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 30 DAY OF MAY, 2018.

Benton Investment Group, LLC, Series A

BY: _____
Matt Hearn
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATT HEARN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of BENTON INVESTMENT GROUP, LLC, SERIES A the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th of May, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212