(1)

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-3393

Karen Johnson Davidson County
Batch# 186497 **DEEDWARR**
01/22/2019 09:49:18 AM 2 pgs
Fees: $13.00 Taxes: $777.00

20190122-0005775

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $210,000.00

Affiant

Subscribed and sworn to before me, this the 16th day of January, 2019

Notary Public - Larry N. Westbrook
My Commission Expires: 4/6/2021

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
BEHG, LLC 109 Kenner Avenue 100 Nashville, TN 37205	NEW OWNER	072-14-0-131 & 072-14-0-131

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Shari Walls and Megan Walls, a married couple**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BEHG, LLC, a Tennessee limited liability company**, hereinafter called the Grantee(s), his/her/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 Lot No. 9 on the Plan of H.W. Ward's Subdivision of Part of Brownsville of record in Plat Book 974, Page 4, 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 Shari Nikole Jent, an unmarried woman by Cash Deed for Tennessee deed from Julian Castro, The Secretary of Housing and Urban Development, of Washington, D.C of record in Instrument No. 20150121-0005690 Register's Office for Davidson County, Tennessee, dated January 14, 2015 and recorded on January 21, 2015. (Value of consideration shown in aforementioned deed $96,000.00.)
Being the same property conveyed to Shari Walls and Megan Walls, married to each other, as tenants by the entirety by Quitclaim deed from Shari Walls, f/k/a Shari Nikole Jent, married to Megan Walls of record in Instrument No. 20171003-0101190 Register's Office for Davidson County, Tennessee, dated September 26, 2017 and recorded on October 03, 2017. (Value of consideration shown in aforementioned deed $10.00.) Being also known as 1519 Ward Ave Nashville, Tennessee 37206.

This is ☐ improved or ☐ unimproved property located at: **1519 Ward Avenue, Nashville, TN 37206.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4)

all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of January, 2019.

GRANTOR:

Shari Walls

Megan Walls

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Shari Walls and Megan Walls, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16th day of January, 2019.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY