WARRANTY DEED

Karen Johnson Davidson County
Batch# 197344 DEEDWARR
02/21/2019 09:00:25 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20190221-0015614

O-RH-18-206

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(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)
Bentley Ridge GP	**New Owner**	
(NAME) **1501 Franklin Rd**	(NAME)	**060-00-0-051.00**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS)	
(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, **RHYTHM HOMES AND DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BENTLEY RIDGE, GENERAL PARTNERSHIP,** 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:

Land in the 12th, formerly the 17th, Civil District of Davidson County, Tennessee, being a part of Lot No. 4 on the plan of William Phillips Land, of record in Book 57, page 21, Register's Office for said County, described according to a survey by Watkins and Murray, Surveyors, dated October 15, 1948, as follows:

Beginning at a point in the center line of Ben Allen Road located eastwardly 1081.7 feet from the intersection of the easterly margin of Dickerson Pike and the center line of Ben Allen Road, said point also being a northeasterly corner of that portion of Lot No. 4 conveyed to John R. Webb et ux, by deed from Burke Webb et ux, of record in Book 4099, page 977, said Register's Office; thence, with an easterly property line of Webb, South 3 deg. West 321 feet to a point at an interior comer of Webb's property; thence, with a northerly property line of Webb, South 87 deg. East 97 feet to a point on the westerly line of that portion of Lot No. 4, also known as a part of a tract of land known as Maplewood, as conveyed to Homer Neal Smith et ux by deed from William H. Thurman et ux, of record in Book 2543,.page 253, said Register's Office; thence, with Smith's westerly property line, North 4 deg. Fast 371.5 feet to a point in the center line of Ben Allen Road; thence, with the center line of Ben Allen Road, South 68 deg. 45' West 121 feet to the point of beginning, containing 0.82 acres, more or less.

Being the same property conveyed to Rhythm Homes and Development, LLC by Warranty deed from Judy Hayes, unmarried of record in Instrument No. 20181221-0124408 Register's Office for Davidson County, Tennessee, dated December 19, 2018 and recorded on December 21, 2018.

This conveyance is subject to:
- Taxes for the year 2019 and thereafter, not yet due and payable;
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 21, 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: **206 Ben Allen Rd., Nashville, Tennessee 37207**.

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 15th DAY OF FEBRUARY, 2019.

Rhythm Homes and Development, LLC

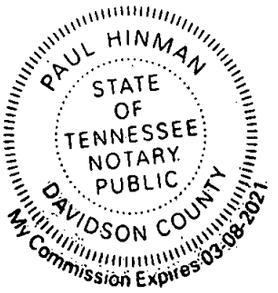
BY: _____
Nathan Agnew
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATHAN AGNEW, 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 RHYTHM HOMES AND DEVELOPMENT, LLC 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 15th of February, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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