(1)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 230720 **DEEDWARR**
05/16/2019 10:09:50 AM 4 pgs
Fees: $23.00 Taxes: $1,609.50

20190516-0046219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th DAY OF May, 2019.

Notary Public

MY COMMISSION EXPIRES: 2/20/2023

(AFFIX SEAL)

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BEHG, LLC	New Owner	
(NAME)	(NAME)	
7003 Chadwick Drive, #101		11813011500
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **FRANKLIN LEE BENNETT, MARRIED AND JOHN EWING BENNETT, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BEHG, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Attached Exhibit "A"

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3618 Doge Place, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hand this 7 day of May, 2019

FRANKLIN LEE BENNETT

ESTATE OF ROWENA NORWOOD BENNETT

BY: Executor

FRANKLIN LEE BENNETT, EXECUTOR

By: Attorney in Fact

JOHN EWING BENNETT, BY: FRANK BENNETT, ATTORNEY IN FACT, PURSUANT TO POWER OF ATTORNEY OF RECORD IN INSTRUMENT NO. 20190329-0028600

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Franklin Lee Bennett, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7 day of May, 2019.

Commission expires:

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

My Commission Expires MAR 8, 2021

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 7 day of May, 2019, before me personally appeared Frank Bennett, to me known to be the person who executed the foregoing instrument on behalf John Ewing Bennett and acknowledged that he executed the same as the free act and deed of John Ewing Bennett.

Witness my hand and official seal this 7 day of May, 2019.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 8, 2021

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Franklin Lee Bennett with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Executor of the Estate of Rowena Norwood Bennett, and who further acknowledged that he is authorized to execute the within instrument as Executor of said Estate.

Witness my hand and official seal this 7 day of May, 2019.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 8, 2021

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Final Plat Resubdivision of Lot 26, Leawell Subdivision, Section 2 of record in Plat at Instrument No. 20190404-0030826, 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 W. C. Bennett and wife, Rowena N. Bennett by Warranty Deed from Linda Bibb Reel, recorded on the 5th day of July, 1979 in Deed Book 5460, Page 290 also Probate Docket Nos. 12P-169 and 18P-203, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Hollis E. Todd and his wife, Muril D. Todd by Warranty Deed from W.C. Bennett and his wife, Rowena N. Bennett, recorded on the 8th day of August, 1980 in Deed Book 5635, Page 57, in the Register's Office of Davidson County, Tennessee.

W.C Bennett aka William Crane Bennett died on December 22, 2011 leaving Rowena N. Bennett as sole surviving Tenant by the Entirety. The said Rowena N. Bennett aka Rowena Norwood Bennett died on January 17, 2018 leaving a Last Will and Testament that was probated under Docket No. 18P203 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division. Under the aforesaid Will, Franklin Lee Bennett was appointed to serve as Executor of the Estate under Article I.

Being the same property conveyed to Franklin Lee Bennett and John Ewing Bennett by Executor's Deed from Franklin Lee Bennett, Executor of the Estate of Rowena Norwood Bennett dated August 30, 2018 of record in Instrument No. 20190206-0011529, said Register's Office. John Bennett and John Ewing Bennett are one and the same.

This was never the marital residence for the Grantors.

Franklin Lee Bennett joins in as Executor of the Estate of Rowena Norwood Bennett to convey any interest the Estate may have.