WARRANTY DEED

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

(this space for recording info)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $465,000.00.

AFFIANT

Subscribed and sworn to before me this the 31st day of May, 2019.

NOTARY PUBLIC

My commission expires: 12/15/21

Karen Johnson Davidson County
Batch# 237613 DEEDWARR
06/03/2019 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20190603-0052401

THIS INSTRUMENT WAS PREPARED BY
1st Quality Title, LLC
987 Vesta Road
Lebanon, TN 37090

File # 19-1065 BENTLEY

(AFFIX SEAL)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Frederick Bentley and Madeline Hall	New Owner	
(NAME)	(NAME)	
1011 Burchwood Ave		072-09-0-097.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, I, **B&H Properties, LLC**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher Frederick Bentley,** unmarried **and Madeline* Hall,** unmarried, tenants in common, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: *may

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Block One, on the Map of Burchwood Place of record in Plat Book 547, Page 183, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 25 fronts 60 feet on the North side of Burchwood Avenue and runs back between parallel lines 139 feet to a dead line.

Being the same property conveyed to Erskin D. Campbell and wife, Madelyn Campbell by Warranty deed from Earl Hawkins and Ray Barrett, d/b/a B & H Company of record in Book 4496, page 923, Register's Office for Davidson County, Tennessee, dated April 22, 1971 and recorded on April 27, 1971.

Being the same property conveyed to Mary Madelyn (Houston) Campbell (now deceased) from Erskin David Campbell, pursuant to the parties' Final Decree of Divorce, Mary Madelyn (Houston) Campbell vs. Erskin David Campbell, Fourth Circuit Court for Davidson County, Tennessee, Docket No. 88579, of record in Book 5272, page 319, Registers Office for Davidson County, Tennessee.

Being the same property conveyed to James Campbell (1/8 share), Donna Faye Ramsey (1/8 share), Barbara Haynes (1 /8 share), Carol Lamb. (1 /8 share), Mark Campbell (1 /8 share), Charles Campbell (1 /8 share), Randall Lee Campbell (1 / 24 share), Anita Michelle Campbell (1 / 24 share), Teri Lynn Campbell (1 / 24 share), Michael Brown (1 / 16 share), Christy Dawn Brown (1 / 16 share), as tenants in common from the Estate of Mary Madelyn Campbell, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 17P-1420, as recorded as Instrument Nos. 20180213-0014394, 20180213-0014395, 20180213-0014396, 20180213-0014397, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Campbell by Quitclaim deed from Charles Campbell, Madelyn Carol Lamb, Donna Faye Ramsey, Barbara Haynes, Christy Dawn Brown, David Michael Brown, Randall Lee Campbell, Anita Michelle Campbell and Terri Lynn Campbell of record in Instrument No. 20180213-0014399 Register's Office for Davidson County, Tennessee, dated November 29, 2017 and recorded on February 13, 2018.

Being the same property conveyed to Music City Holdings, LLC by Warranty deed from James Campbell, unmarried and Mark Campbell, married of record in Instrument No. 20180604-00528566 Register's Office for Davidson County, Tennessee, dated May 30, 2018 and recorded on June 04, 2018.

Being the same property conveyed to B&H Properties, LLC by Warranty deed from Music City Holdings, LLC of record in Instrument No. 20180604-0052867 Register's Office for Davidson County, Tennessee, dated April 23, 2018 and recorded on June 04, 2018.

Being also known as 1011 Burchwood Ave Nashville, Tennessee 37216..

DESIGNATED as Tax ID: 072-09-0-097.00

This is
unimproved ☐
improved ☒ property known as 1011 Burchwood Ave, Nashville, TN 37216

(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 the 31st day of May, 2019.

MEMBER
B&H Properties, LLC
By: Christopher Bagwell, Member

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Christopher Bagwell, Member of B&H Properties, LLC, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledges that Christopher Bagwell is the Member of the maker or constituent of the maker, and in authorized by the maker of by constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Kristi McCoy
Notary Public

My Commission Expires:
03/25/23

KRISTI McCOY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, Marjorie Kaup Haines, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/19/2020
Notary' Seal (if on paper)