Karen Johnson Davidson County
Batch# 277198 DEEDWARR
08/28/2019 10:14:30 AM 4 pgs
Fees: $23.00 Taxes: $1,498.50
20190828-0086702

34978

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34978-08-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $405,000.00. Affiant Subscribed and sworn to before me this 27th day of August, 2019. Notary Public My Commission Expires: October 7, 2019

STACY L. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

WARRANTY DEED

Address New Owner: Bennu Business Holdings, LLC 407 Hunphreys St. Apt. 2 Nashville, TN 37203	**Send Tax Bills To:** Bennu Business Holdings, LLC 407 Hunphreys St. Apt. 2 Nashville, TN 37203	**Tax Information:** Map and Parcel No.: 082 05 0 053 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Diane D. Long**, married ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bennu Business Holdings, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1610 6th Avenue North, Nashville, TN 37208.

The subject property is not now nor has it ever been the marital residence of the Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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 the 27th day of August, 2019.

Diane D. Long

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Diane D. Long, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of August, 2019.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 153 on the Map of North Nashville Real Estate Company's Plan of record in Book 21, page 105, Register's Office for said County.

Said Lot No. 153 fronts 50 feet on the easterly side of 6th Avenue north and runs back between parallel lines 180 feet 6 inches on the noretherly line and 180 feet on the southerly line to an alley and measures 50 feet thereon.

Being the same property conveyed to Diane D. Long, unmarried by deed dated October 17, 2012 from A. Brooks Parker, widowed, of record in Instrument No. 20121019-0096077, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 082 05 0 053 00.
2. All matters appearing on the Plan of record as Book 21, page 105, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, GEORGE E. MUDTER JR., 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.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

