PLEASE RETURN TO:
WARRANTY TITLE INSURANCE COMPANY
2401 MEMORIAL BLVD
SPRINGFIELD, TN 37172

Karen Johnson Davidson County
Batch# 298928 DEEDWARR
10/10/2019 09:04:48 AM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20191010-0103838

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

FHTS# 2019090672

Birthright Title & Escrow
405 Two Mile Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Martin Chavez 2983 Greer Road Goodlettsville, TN 37072	Martin Chavez C/O F&M Bank 221 Indian Lake Boulevard Hendersonville, TN 37075	011-0-00-221.00

WARRANTY DEED

THIS INDENTURE, made this 9th day of October, 2019 between **BEN THE BUILDER, LLC,** a Tennessee limited liablity company with its principal place of business in Davidson County, Tennessee ("Grantor") and **MARTIN CHAVEZ** and **ELIZABETH CHAVEZ,** husband and wife, residents of Davidson County, Tennessee (collectively "Grantee"),

FOR AND IN CONSIDERATION OF $1.00 and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, the Grantor has this day bargained, sold, transferred, and conveyed and by these presents does bargain, sell, transfer and convey unto the Grantee the following said real property, to wit:

Located in Davidson County, Tennessee:

Tract No. 2 - 5.01 Acres:
Being located in Davidson County, Tennessee, on the Southwest side of Greer Road, and being a portion of the property of record in Deed Book 4910, Page 554 and Deed Book 4544, Page 136, Register's Office, Davidson County, Tennessee. See Tax Map 11, Parcel 92.00, Tax Assessor's Office, Davidson County, Tennessee, Tennessee, and more particularly described as follows:

Beginning at an iron rod in the Southwest margin of Greer Road, same being the Northernmost corner of this tract and the Southeast corner of Tract No. 1 of the Thrasher property (5.01 acres as per survey of same date), also being 164.33 feet South of the Southeast corner of Linda Lou Thompson Putman (IN 20090605-0052121 and IN 20000718-0070657, RODCT) as you measure along said margin; thence with said margin South 47 degrees 34 minutes 27 seconds East 127.17 feet to an iron rod in said margin; thence leaving road with line of Tract No. 3 of the Thrasher property (5.01 acres as per survey of same date) South 47 degrees 41 minutes 38 seconds West 1115.51 feet to an iron rod; thence South 18 degrees 30 minutes 18 seconds East 565.43 feet to an iron rod; thence with line of Keith Groves (IN 20170301-0020142, RODCT) South 76 degrees 35 minutes 48 seconds West 95.52 feet to an iron rod; thence South 77 degrees 59 minutes 28 seconds West 123.25 feet to an iron rod; thence with line of said Tract No. 1 North 08 degrees 15 minutes 04 seconds West 593.48 feet to an iron rod; thence North 45 degrees 34 minutes 46 seconds East 1190.53 feet to the point of beginning containing 5.01 acres more or less by survey by Jim Carman, Registered Land Surveyor, Tennessee Number 2053, address 150 Middle Fork Road, Hartsville, Tennessee, dated November 20, 2017.

BEING the same property conveyed to Ben the Builder, LLC, a Tennessee limited liability company, by Quitclaim Deed from MBS Investments, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20181129-0116394 in the Register's Office for Davidson County, Tennessee, dated November 28, 2018 and recorded on November 29, 2018.

NO NEW BOUNDARY SURVEY WAS DONE AT TIME OF CONVEYANCE.

THIS CONVEYANCE IS SUBJECT to all applicable restrictions, easements, set-back lines, and other conditions shown of record in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT to Davidson County, Tennessee taxes for the current year, which are prorated between the parties hereto.

With the hereditaments and appurtenances thereunto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** aforesaid real estate to the Grantee, their successors and assigns in fee simple forever.

Grantor covenants that Grantor, for Grantor and for Grantor's heirs, executors and administrators, is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against lawful claims of all persons whomsoever.

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 hereunder set Grantor's hand and seal as of the date first recited above.

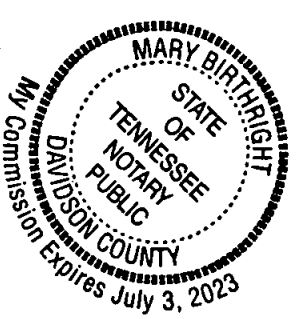
BEN THE BUILDER, LLC

BY: _____
MICHAEL BENJAMIN SUGGS, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public of the state and county aforementioned, **Michael Benjamin Suggs**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the President of **Ben the Builder, LLC, a Tennessee limited liability company**, the within named bargainor, a limited liability company, and that he as such President, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as member and President.

_____
Notary Public
Commission expires: _____



I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$445,000.00**, which amount is equal to or greater than the amount which property transferred would command at a fair and voluntary sale.

Affiant/Grantee

Subscribed and sworn to before me this 9th day of October, 2019.

Notary Public
My commission expires: _____

MARY ANNE BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires 01-29-2020