Name and Address of New Owner:
Jacob Bentley
136 Hardaway Drive
Goodlettsville, TN 37072

Send Tax Bills To:
Jacob Bentley
136 Hardaway Dr
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 306039 DEEDWARR
10/25/2019 08:36:40 AM 2 pgs
Fees: $13.00 Taxes: $832.50
20191025-0109447

This Instrument Prepared By:
Hyde Park Title & Escrow LLC
1800 South Rutherford Boulevard
Suite 203
Murfreesboro, TN 37130

Map & Parcel No: 033-08-0-075

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Georgia Community Investments, LLC, a Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jacob Bentley,** an unmarried man "the Grantee," the following described real estate in Davidson County, Tennessee:

Property located in Davidson County, State of Tennessee, and more particularly described as follows, to-wit: Being Lot 314 on the Plan of Gatewood, Section 2, as of record in Book 3700, Pages 144 and 145, Register's Office for said County, Said Lot fronts 75 feet on the Southeasterly side of Hardaway Drive and runs back between parallel lines, 200 feet to a dead line.

The source of title is recorded at Book 4625, Page 52, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Georgia Community Investments, LLC, by Substitute Trustee's Deed from Rubin Lublin TN, PLLC, Substitute Trustee, dated September 24, 2018 of record in Instrument No. 20181001-0097019, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

* Taxes and assessments for the year 2020 and subsequent years, plus any penalties and interest which may accrue.
* Subject to all matters as shown on the Plan of record in Plat Book 3700, Page 144 and 145, Register's Office for said County.
* Covenants, conditions, and restrictions as set forth in Book 4179, Page 488, Book 4314, Page 290, and Book 4636, Page 788, Register's Office for said County.

This is improved property known as: 136 Hardaway Drive, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22nd day of October, 2019.

Georgia Community Investments, LLC, a Limited Liability Company

By: _____ (SEAL)
Charles Walker, Authorized Member

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson

Before me, Julie Coone of the state and county mentioned, personally appeared Charles Walker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Member of Georgia Community Investments, LLC, the within named bargainor, a Limited Liability Company, and that such Charles Walker as such Authorized Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Member.

Witness my hand and seal, at office in Nashville, TN, this 22nd day of October, 2019.

JULIE COONE NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Julie Coone
Notary Signature

Printed Name: Julie Coone

My commission expires: 12-29-2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $225,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
22nd day of October, 2019.

KAYLA L DODD NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY COMM. EXP. 05-15-2021

Notary Public
My commission expires: 5-15-21
File No. 2019-356