Warranty Deed

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 410,000.00
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF Dec, 2019

RICK WARNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Affiant B.G.

Notary Public Rick Warner

My Commission Expires: 5/5/2020

THIS INSTRUMENT WAS PREPARED BY Port Royal, LLC 301 Northcreek Blvd. #208, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:			SEND TAX BILLS TO:			MAP-PARCEL NUMBER
Port Royal, LLC			New Owner			08216039000
(NAME)			(NAME)			
301 Northcreek Blvd #208						
(ADDRESS)			(ADDRESS)			
Goodlettsville TN 37072						
(CITY)	(STATE)	(ZIP)	(CITY)	(STATE)	(ZIP)	

Karen Johnson Davidson County
Batch# 329991 DEEDWARR
12/16/2019 10:14:12 AM 2 pgs
Fees: $13.00 Taxes: $1,517.00

20191216-0129287

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Ben M. Gaines, III**, a single man, hereinafter called the Grantor, has bargained and sold, and by these presents does remise, release, transfer and convey unto **Port Royal, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantees, its heirs and assigns, all of his right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 96 on the Plan of Williams Addition to Edgefield, as shown on plat of record in Plat Book 21, Page 45 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Ben M. Gaines, III by Warranty Deed from Karen E. McGee, a single woman, dated March 31, 2015 as Instrument No. 20150401-0028165, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

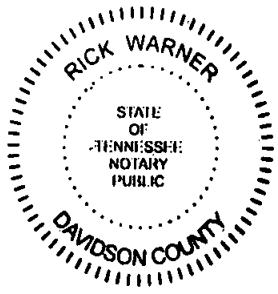
This is property known as 709 Shelby Ave, Nashville TN 37206

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 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.

THIS DEED WAS PREPARED WITH INFORMATION PROVIDED BY THE PARTIES

Witness our hands on 16 day of December 2019.

BG



STATE OF TENNESSEE COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Ben M. Gaines, III **with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument (Warranty Deed) for the purposes therein contained**

Witness my hand and official seal at Nashville **, Tennessee, this** 11 **day of** Dec **, 20**19

Notary Public: _____

Commission Expires: 5/5/2020