WARRANTY DEED

Karen Johnson Davidson County
Batch# 337111 DEEDWARR
01/02/2020 09:25:11 AM 2 pgs
Fees: $13.00 Taxes: $3,909.05

20200102-0000144

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,056,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF DECEMBER 2019.

Notary Public

MY COMMISSION EXPIRES: 2/9/22
(AFFIX SEAL)

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
The Closing Company Title & Escrow LLC
8005 Church Street E, Ste 219
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benham Holdco, LLC	**Same as Owner**	**117-07-3F-002.00**
(NAME) **1024 Bayside Drive #462**	(NAME)	**Out of**
(ADDRESS) **Newport Beach, CA 92660-7462**	(ADDRESS)	**117-07-0-212.00**
(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, WE, **ASPEN DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BENHAM HOLDCO, LLC, A NEVADA LIMITED LIABILITY COMPANY**, 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:

Land in Davidson County, Tennessee, being Unit B of 3411 Benham Avenue Homes, a Planned Unit Development. as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for Homes at 3411 Benham Avenue, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotate Section 66-27-103(b) of record in Instrument Number 20181119-0113940, Register's Office for Davidson County Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the unit, property, co-owners and tenants of 3411 Benham Avenue Homes, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in Instrument Number 20181119-0113940 and Bylaws appended hereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being a portion of the property conveyed to Monarch Development, LLC by Warranty Deed from Gilco-Woodwell Properties, LLC, a Tennessee limited liability company, dated November 16, 2018 and filed for record in Instrument Number 20181119-0113938, Register's Office for Davidson County, Tennessee. Being also a portion of the property conveyed to Aspen Development, LLC by Quitclaim Deed from Monarch Development, LLC, dated December 6, 2019 and filed for record December 23, 2019 as Instrument No. 20191223-0132443, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **3411-B Benham Avenue** (House Number) (Street) (P.O. Address) **Nashville, TN** (City or Town) **37215** (Postal Zip)

This conveyance is made subject to any conditions, easements or other matters of record in the Register's Office for Davidson County Tennessee, including but not limited to (a) 2019 real property taxes have been paid, prorated and assumed by the buyer; (b) all matters appearing on the plan of record in Instrument No. 20170329-0030498, said Register's Office; (c) Restrictions of record in Instrument No. 20181119-0113940, said Register's Office and (d) Charter of 3411 Benham Avenue Homes Corporation of record in Instrument No. 20181119-0113939, said Register's Office.

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 27th day of December 2019.

Aspen Development, LLC
By: Aspen Construction, LLC, Member

By: _____
John Zelenak, President

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared John Zelenak, with whom I am personally acquainted, and who upon oath, acknowledged himself to be President of Aspen Construction, LLC, Member of Aspen Development, LLC, the within named bargainor, a Tennessee limited liability company and that as such President and Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as President and Member.

WITNESS my hand and official seal at Brentwood, Tennessee, this 27th day of December 2019.

Pam McBroom
Notary Public

My Commission Expires: 7/9/22

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY