Prepared by.
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Prepared by:

615 Title, LLC
807 Bradford Ave
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $968,900.00

Affiant

Subscribed and sworn to before me this 30th day of June, 2020.

Notary Public
My Commission Expires:

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

2020-407

Karen Johnson Davidson County
Batch# 431215 **DEEDWARR**
07/06/2020 02:04:22 PM 2 pgs
Fees: $13.00 Taxes: $3,584.93

20200706-0072440

Address of New Owner:	Send Tax Bills to:	Tax Information:
Phillip Herbert Bender	New Owner	
3131A Parthenon Avenue	3131A ParthenonAve	104-02-1O-001.00-CO
Nashville, TN, 37203	Nashville, TN 37203	

WARRANTY DEED

For and in 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

R2i, a Texas Limited Liability Company,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Phillip Herbert Bender, unmarried man

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit No. 1 on the Plan of 3131 Parthenon Avenue, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20180918-0092419, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to R2I, LLC, a Texas limited liability company by Warranty deed from Neva N. Graves, Trustee and Lynn Graves Jordan, Trustee, for the Neva N. Graves Revocable Living Trust UAD February 17, 1997 as amended October 28, 2014 and Mike Graves and, wife, Deborah Graves of record in Instrument No. 20170221-0017075 Register's Office for Davidson County, Tennessee, dated February 16, 2017 and recorded on February 21, 2017.

Being the same property conveyed to Steve R. Mize by Quitclaim deed from R2I, LLC, a Texas limited liability company of record in Instrument No. 20180514-0045979 Register's Office for Davidson County, Tennessee, dated May 14, 2018 and recorded on May 14, 2018.

Being a portion of the same property conveyed to R2I, LLC, a Texas limited

liability company by Quitclaim deed from Steven R.Mize of record in Instrument No. 20180514-0045980 Register's Office for Davidson County, Tennessee, dated May 14, 2018 and recorded on May 14, 2018.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **3131A Parthenon Avenue Nashville, TN 37203.**

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 our hands this 30th day of June, 2020.

R2i LLC, a Texas Limited Liability Company

[redacted]

Its: Manager

STATE OF TEXAS
COUNTY OF COLLIN

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Steven R. Mize, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Manager of **R2I, LLC,** a limited liability company, and that he is authorized by **R2I, LLC** to execute this instrument on its behalf.

Witness my hand and official seal at Plano, Texas, this 30th day of June, 2020.

NOTARY PUBLIC STATE OF TEXAS
DEBRA J MARTIN
COMM EXPIRES 3-21-2023
NOTARY ID 786293-0

Debra J Martin
Notary Public
My Commission Expires: 3-21-2023