Karen Johnson Davidson County
Batch# 510103 DEEDWARR
11/09/2020 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $4,218.00
20201109-0130918

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,140,000.00 Affiant Subscribed and sworn to before me, this the 30th day of October, 2020. Notary Public My commission expires: 12-01-20

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Julie Trainor	Legacy Home Loans	117-07-3F-002.00
3411B Benham Avenue	4004 Hillsboro Pk.	Ste 216B
Nashville, TN 37215	Nashville, TN	37215

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BEHNAM HOLDCO LLC, A NEVADA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JULIE TRAINOR**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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, on the Plan of 3411 Benham Avenue, attached as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for 3411 Benham Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20181119-0113940, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Gilco-Woodwell Properties, LLC, a Tennessee Limited Liability Company by Special Warranty deed from The Trustees of The First Baptist Church of Nashville of record in Instrument No. 20160609-0058469 Register's Office for Davidson County, Tennessee, dated May 16, 2016 and recorded on June 09, 2016.

Being a portion of the same property conveyed to Monarch Development, LLC, a Tennessee Limited Liability Company by Warranty deed from Gilco-Woodwell Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20181119-0113938 Register's Office for Davidson County, Tennessee, dated November 16, 2018 and recorded on November 19, 2018.

Being a portion of the same property conveyed to Aspen Development, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Monarch Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20191223-0132443 Register's Office for Davidson County, Tennessee, dated December 06, 2019 and recorded on December 23, 2019.

Being the same property conveyed to Benham Holdco, LLC, a Nevada Limited Liability Company by Warranty deed from Aspen Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200102-0000144 Register's Office for Davidson County, Tennessee, dated December 27, 2019 and recorded on January 02, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3411B Benham Avenue, Nashville, TN 37215, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of October, 2020.

Benham Holdco LLC, a Nevada Limited Liability Company

By: _____
Eric Novakovitch, Member
~~**Member**~~

By: _____
Christine Novakovitch, Member

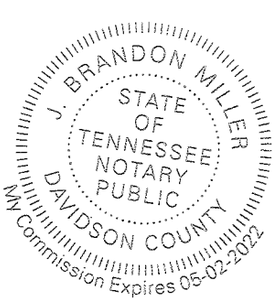
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Eric Novakovitch, Member, and Christine Novakovitch, Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Members of Benham Holdco, LLC, a Nevada Limited Liability Company, and that he/she/they acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 29th day of October, 2020.

_____
Notary Public

My Commission Expires: 5-2-22



Certificate of Authenticity

I, John W. Bishop, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)