Karen Johnson Davidson County
Batch# 604689 DEEDWARR
04/01/2021 08:29:30 AM 4 pgs
Fees: $23.00 Taxes: $1,831.50
20210401-0042812

RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt. Juliet, Tennessee 37122
File No.: WB210457

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of March, 2021.

NOTARY PUBLIC

My commission expires: 10/6/21

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY FRANK W. ROBERTS

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N. Mt. Juliet Road, Suite 203, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ARVM 5, LLC 5001 Plaza on the Lake Suite 200 Austin, TX 78746	Same address as new owner	08607005400 And 151100A29200CO

FOR AND IN CONSIDERATION of the sum of Four Hundred Ninety Five Thousand and 00/100 Dollars ($495,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **BENJAMIN C. WILSON AND WHITNEY WILSON TRUSTEES OF THE BENJAMIN WILSON REVOCABLE LIVING TRUST, UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED APRIL 3, 2017, AND BENJAMIN C. WILSON AND WHITNEY WILSON TRUSTEES OF THE WHITNEY WILSON REVOCABLE LIVING TRUST, UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED APRIL 3, 2017**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ARVM 5, LLC**, a Delaware limited liability company, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Phase 1, Section Two, Jackson's Retreat of record in Plat Book 5200, pages 334 and 335, and revised in Book 5972, page 96, 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 Whitney Wilson and Benjamin Wilson, Trustees of the Whitney Wilson Revocable Living Trust, dated April 3, 2017, and Benjamin Wilson and Whitney Wilson, Trustees of the Benjamin Wilson Revocable Living Trust, dated April 3, 2017 from Whitney Wilson and Benjamin Wilson, Trustees of the Whitney

Wilson Revocable Living Trust, dated April 3, 2017, by Quitclaim Deed dated 05/13/2019 and recorded 05/29/2019 in Instrument No. 20190529-0050635, Register's Office of said County.

Being the same property conveyed to Whitney Wilson and Benjamin Wilson, Trustees of the Whitney Wilson Revocable Living Trust, dated April 3, 2017 and Whitney Wilson and Benjamin Wilson, Trustees of the Whitney Wilson Revocable Trust, Dated April 3, 2017 from Arup Bandyopadhyay and wife, Nandita Bandyopadhyay, by Warranty Deed dated 06/20/2018 and recorded 06/22/2018 in Instrument No. 20180622-0060659, Register's Office of said County.

Tract 2:

A certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Being Lot No. 217 on the Plan of Phase 3, Villages of Long Hunter, a Planned Unit Development, of record in Instrument No. 20030707-0093205, 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 Benjamin Wilson and Whitney Wilson, Trustees for the Benjamin Wilson Revocable Trust and Whitney Wilson and Benjamin Wilson, Trustees for the Whitney Wilson Revocable Trust, as tenants in common from Benjamin C. Wilson, a married man, by Quitclaim Deed dated 08/07/2017 and recorded 08/15/2017 in Instrument No. 20170815-0083628, Register's Office of said County.

Being the same property conveyed to Ben Wilson, a married man from Richard Van Kluyve, married and Daniel West, single, by Warranty Deed dated 04/02/2015 and recorded 04/14/2015 in Instrument No. 20150414-0032880, Register's Office of said County.

The address of the herein described property is believed to be 1033 Jacksons Valley, Hermitage, TN 37076, and 7109 South Hampton Blvd, Antioch, TN and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 25th day of March, 2021.

Benjamin Wilson Revocable Living Trust

Benjamin C. Wilson, Trustee

Whitney Wilson, Trustee

Whitney Wilson Revocable Living Trust

Benjamin C. Wilson, Trustee

Whitney Wilson, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Benjamin C. Wilson, Trustee of Benjamin Wilson Revocable Living Trust and Whitney Wilson, Trustee of Benjamin Wilson Recovable Living Trust, and Benjamin C. Wilson, Trustee of Whitney Wilson Revocable Living Trust and Whitney Wilson, Trustee of Whitney Wilson Revocable Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged themselves to be Trustees of the aforementioned Trusts, the within-named bargainors, and that as such Trustees they executed the foregoing instrument for the purposes therein contained, by signing the name of the Trusts by themselves as Trustees.

WITNESS my hand and seal, this the 25th day of March, 2021.

Sarah E. Simmons
Notary Public

Sarah E Simmons
Printed Notary Name

My commission expires: 12-6-2022

SARAH E. SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 12-6-2022

Certificate of Authenticity

I, Kathleen Robson Gordon, 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 TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022