THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 210233465** Karen Johnson Davidson County Batch# 605939 **DEEDWARR** 04/05/2021 10:11:24 AM 2 pgs Fees: $13.00 Taxes: $2,035.00 20210405-0043709	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $550,000.00. Affiant Subscribed and sworn to before me, this 2nd day of April, 2021. Notary Public My Commission Expires: TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner: Greentree Capital, LLC 1240 Fairway St. Bowling Green, KY 42103	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 060-08-0B-001.00-CO 060-08-0B-002.00-CO 060-08-0B-003.00-CO 060-08-0B-004.00-CO 060-08-0B-005.00-CO 060-08-0B-006.00-CO 060-08-0B-007.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bentley Ridge, General Partnership** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Greentree Capital, LLC**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit Nos. 1, 2, 3, 4, 5, 6, and 7 on the Plan of Townhomes at Bentley Ridge, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of Townhomes at Bentley Ridge, of record in Instrument No. 20200306-0025413, 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 Bentley Ridge, General Partnership by Warranty deed from Rhythm Homes and Development, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20190221-0015614 Register's Office for Davidson County, Tennessee, dated February 15, 2019 and recorded on February 21, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 57, Page 21, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of

record in Instrument Number 20200306-0025413, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
Agreement for Dedication of Public Right of way of record in Instrument Number 20200312-0027532, in the Register's Office for Davidson County, Tennessee.
Declaration for Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20200505-0046922, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 206 Ben Allen Road Nashville TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on this 2nd day of April, 2021.

Bentley Ridge, General Partnership

BY: _____
Tony Harris, Partner

BY: _____
Adam Kan, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tony Harris and Adam Kan as Partners of Bentley Ridge, General Partnership, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of April, 2021.

_____
Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022