THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

STATE OF TN)
COUNTY OF Rutherford)

The actual consideration or value, whichever is greater, for this transfer is: $415,000.00

Affiant

Subscribed and sworn to before me, this 10 day of May, 2021.

Notary Public
My Commission Expires: 5-15-21

KAYLA L DODD
STATE OF TENNESSEE
NOTARY PUBLIC
COMM. EXP. 05-15-2021
RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 633027 DEEDWARR
05/11/2021 10:56:52 AM 2 pgs
Fees: $13.00 Taxes: $1,535.50

20210511-0063218

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Benjamin Nathaniel Bennett and Andrew Cabot Casteel 732 Inspiration Blvd #8 Madison, TN 37115	New Owner	Tax Parcel ID No. 051-14-0B-022.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SAMAROO DEVELOPMENT GROUP, LLC A TENNESSEE LIMITED LIABILITY** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **BENJAMIN NATHANIEL BENNETT, AN UNMARRIED MAN, AND ANDREW CABOT CASTEEL, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP** ("Grantees"), their 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 No. 8 on the plan of The Brownstones at Creative Way, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of The Brownstones at Creative Way, a Horizontal Property Regime with Private Elements of record in Instrument No. 20191126-0122335, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to SAMAROO DEVELOPMENT GROUP, LLC A TENNESSEE LIMITED LIABILITY COMPANY, by deed from AUBURN LANE PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No. 20180702-0064065, dated June 22, 2018, said Register's Office. For further reference see quitclaim deed in Instrument No. 20190510-0044291, said Register's Office to combine into one parcel number.

Being a portion of the same property conveyed to SAMAROO DEVELOPMENT GROUP, LLC A TENNESSEE LIMITED LIABILITY COMPANY, by deed from STATE OF TENNESSEE, of record in Instrument No. 20190917-0093957, dated September 11, 2019, said Register's Office.

This is unimproved property commonly known as: **732 Inspiration Blvd #8, Madison, TN 37115**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that it has 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

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, Grantor has executed this instrument on this 7th day of May, 2021.

SAMAROO DEVELOPMENT GROUP, LLC

Keith Samaroo, Authorized Representative

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **KEITH SAMAROO**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Authorized Representative of SAMAROO DEVELOPMENT GROUP, LLC, the within named bargainer, a Tennessee limited liability company and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as Authorized Representative.

Witness my hand and official seal at office this 7th day of May, 2021.

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

Notary Public
My Commission Expires: