THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 180616840

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $479,900.00.

Affiant

Subscribed and sworn to before me, this 31st day of August, 2018.

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-26-2020

Karen Y Johnson Davidson County
Batch# 137802 DEEDWARR
09/07/2018 08:28:47 AM 2 pgs
Fees: $13.00 Taxes: $1,775.63

20180907-0088634

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Stacey Jean McCauley 604A Benton Avenue Nashville TN 37204	New Owner	Tax Parcel ID No. 105113C00100CO

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, **Phillip M. Stinson, a 1/2 undivided interest and David P. Market and Katherine C. Market, a 1/2 undivided interest, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stacey Jean McCauley , single woman**, ("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 No. 604A on the Plan of 604 Benton Avenue Cottages, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20170214-0015272, 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 a portion of the same property conveyed to Phillip M. Stinson, a 1/2 undivided interest, and David P. Market and Katherine C. Market, husband and wife, a 1/2 undivided interest as tenants in common by Warranty deed from Trustees of Zion House of Prayer of record in Instrument No. 20170214-0015270 Register's Office for Davidson County, Tennessee, dated February 13, 2017 and recorded on February 14, 2017.

The execution of this instrument is effected by the signature of Katherine C. Market as Attorney-in-fact for David P. Market, which Power of Attorney is recorded in Instrument Number 20180907-0088633 Register's Office for Davidson County, Tennessee.

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 2018, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 161, Page 12, 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 20170214-0015272, 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

By-laws of 604 Benton Avenue Cottages Corporation recorded February 14, 2017, as Exhibit "D" of Instrument No. 20170214-0015272, Register's Office of Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 604A Benton Avenue Nashville TN 37204

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, Grantor has executed this instrument on this 31st day of August, 2018.

Phillip M. Stinson

David P. Market by Katherine C. Market, attorney-in-fact

Katherine C. Market

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Phillip M. Stinson and Katherine C. Market, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of August, 2018.

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Katherine C. Market, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for David P. Market and that she is authorized by David P. Market to execute this instrument on their behalf.

Witness my hand, at office, this 31st day of August, 2018.

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020