WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 141881 DEEDWARR
09/17/2018 01:57:52 PM 2 pgs
Fees: $13.00 Taxes: $795.50

20180917-0092053

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $215,000.00.

Affiant

Subscribed and sworn to me on 09/13/18.

NOTARY PUBLIC
My Commission Expires: 12/15/21

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Cory Jonathan Benson Amy Marie Gillis 309 Clearlake Drive W Nashville, TN 37217	New Owner	136-10-0-073.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Gregory O. Nies and wife, Rebecca J. Nies, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Cory Jonathan Benson and Amy Marie Gillis, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot 443, SECTION 7A, PRIEST LAKE PARK, as shown on plat of record in Plat Book 5200, Pages 107, 108 and 109, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Gregory O. Nies and wife, Rebecca J. Nies by Warranty Deed from Curtiss A. Ryle and Lynn R. Ryle, recorded on the 28th day of May, 2004 in Instrument No. 20040528-0063138, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 309 Clearlake Drive W, Nashville, Tennessee 37217.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand and official seal on 09/13/18

Gregory O. Nies

Rebecca J. Nies

STATE OF TENNESSEE
COUNTY OF Madison

On 09/12/18, before me personally appeared Gregory O. Nies and Rebecca J. Nies, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 09/12/18.

NOTARY PUBLIC

My Commission Expires: 10/24/20

LINDSEY DONALD
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

My Commission Expires Oct. 24, 2020