THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180717041

Karen Y Johnson Davidson County
Batch# 172479 **DEEDWARR**
12/11/2018 08:37:39 AM 2 pgs
Fees: $13.00 Taxes: $1,813.00

20181211-0120305

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $490,000.00

Affiant

Subscribed and sworn to before me, this 7th day of December, 2018.

Notary Public
My Commission Expires:

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Camaren Daniel 606B Benton Avenue Nashville TN 37204	New Owner	Tax Parcel ID No. 105-11-3D-002.00-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, **Phillip M. Stinson, a 1/2 undivided interest and David P. Market and Katherine C. Market, husband and wife, a 1/2 undivided interest** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Camaren Daniel, 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 606B of 606 Benton Avenue Cottages, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for 606 Benton Avenue Cottages, of record in Instrument No. 20170214-0015271, 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 due and payable, but not delinquent.

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 20170214-0015271, 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

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

This is improved property located at 606B Benton Avenue Nashville TN 37204

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RVBES18-606B

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 7th day of December, 2018.

Phillip M. Stinson

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

Katherine C. Market

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 7th day of December, 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 DAVIDSON)

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 7th day of December, 2018.

Notary Public

My Commission Expires: _____

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