THIS INSTRUMENT PREPARED BY AND RETURN TO: Kari Vidal
Inspire Closing Services
420 Rouser Rd., Suite 500
Moon Township, PA 15108

Grantee Address
ALFREIDA LYNN BENTON
1737 Heritage Glen Dr
Madison, TN 37115

Mail Tax Statements to:
ALFREIDA LYNN BENTON
1737 Heritage Glen Dr
Madison, TN 37115

Karen Johnson Davidson County
Batch# 187983 DEEDWARR
01/24/2019 03:39:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190124-0007166

Warranty Deed

File No: 231121

THIS INDENTURE, made and entered into this 15 day of January, 2019, by and between Alfreida Lynn Benton, an unmarried woman who acquired title as Alfreida Lynn Adams an unmarried, party of the first part, Alfreida Lynn Benton, an unmarried woman and party of the second part,

BEING the same premises which Matthew Dean Adams in deed dated 4-9-2014 and recorded 4-11-2014 in the DAVIDSON County Recorder's Office in Deed Instrument# 20140411-0030668 and conveyed to Alfreida Lynn Adams, the Grantors herein.

WITNESSETH: That for and in consideration of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in County of DAVIDSON, State of Tennessee, to wit:

See Exhibit A attached hereto and made a part hereof

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Alfreda Lynn Benton

ALFREDA LYNN BENTON

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Alfreda Lynn Benton to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 5 day of January, 2019

ANN STATHOS DONNELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission expires: 11/03/20

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ 0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Alfreda Lynn Benton

Affiant

Subscribed and sworn to before me this 15 day of January, 2019.

ANN STATHOS DONNELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

11/03/20

PROPERTY ADDRESS: 1767 Heritage Glen Dr, Madison, TN 37115

201901240007166

Exhibit A
Legal Description

All that certain land in Davidson County, Tennessee, to wit:

Being Lot No. 1, Final Plat of Heritage Glen P.U.D. of record in Plat Book 6900, Page 981, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property as conveyed from Matthew Dean Adams to Alfreida Lynn Adams as set forth in Deed Instrument #201404110030668 dated 04/09/2014, recorded 04/11/2014, DAVIDSON County, TENNESSEE.

Tax ID
042080A00100CO

True Copy Certification

I, Travis Jeffries, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Pennsylvania

County of Beaver

Personally appeared before me, Norma Ortega, a notary public for this county and state, Travis Jeffries who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 09/14/2020
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
NORMA ORTEGA
Notary Public
HOPEWELL TWP, BEAVER COUNTY
My Commission Expires Sep 14, 2020