WARRANTY DEED

Karen Johnson Davidson County
Batch# 194634 DEEDWARR
02/12/2019 02:22:15 PM 2 pgs
Fees: $13.00 Taxes: $555.00

20190212-0013194

A-ER-19-802

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Thistle Farms, Inc., a Tennessee Corporation	**New Owner**	
(NAME) **5122 Charlotte Pike**	(NAME)	**092-06-0-441.00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALBERT M BENDER, JR, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THISTLE FARMS, INC., A TENNESSEE CORPORATION,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Lenacourt of record in Plat Book 1835, Page 8, 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 the same property conveyed to Albert Bender and wife, Lena by Trustee's deed from Edward T. Kindall, as Substitute Trustee of record in Book 7464, page 43, Register's Office for Davidson County, Tennessee, dated February 5, 1988 and recorded on February 5, 1988.

Albert M. Bender predeceased Lena D. Bender on September 28, 2004. Lena D. Bender having since died on January 9, 2018 and devised the subject property to Albert M. Bender, Jr. by Will recorded in the Seventh Circuit Court (Probate Division) Clerk's Office for Davidson County, Tennessee, Docket No. 18P-241.

Being the same property conveyed to Albert M. Bender, Jr. by Executor's Quitclaim deed from Aynoka C. Bender, Executor of the Estate of Lena D. Bender, deceased of record in Instrument No. 20180928-0096277 Register's Office for Davidson County, Tennessee, dated September 26, 2018 and recorded on September 28, 2018.

For the purpose of this conveyance the subject property was not the Grantor's Primary Marital Residence.

This conveyance is subject to:
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 8, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **802 Lena Street, Nashville, Tennessee 37208**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs 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/our hand(s) this the 11 DAY OF FEBRUARY, 2019.

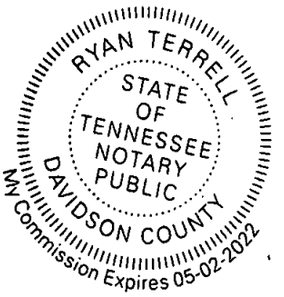
Albert M Bender, Jr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALBERT M BENDER, JR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of February, 2019.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212