Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-3-2020
(AFFIX SEAL)

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 204526 DEEDWARR
03/12/2019 08:45:22 AM 2 pgs
Fees: $13.00 Taxes: $814.00

20190312-0022160

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0055

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jesse B. Grant and Jacquelyn Smith, husband and wife	Liberty Financial	Map: 13312002400
(NAME) 433 Benita Dr.	(NAME) 9520 Ormsby Station Road, Ste 20	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Louisville, KY 40223	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS ($220,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CENDY BROOKS, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JESSE B. GRANT AND JACQUELYN SMITH, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 21 on the Map of Windsor Park, as of record in Book 3600, Page 64, Register's Office for Davidson County, Tennessee.

Said Lot No. 21 fronts 66.7 feet on the westerly side of Benita Drive and runs back between lines measuring 168.02 feet on the northerly line and 154.88 feet on the southerly line, to a deal line in the rear, measuring 83 feet thereon.

Being the same property conveyed to Cendy Brooks, by deed from Robert M. McTyre and wife, Wanda McTyre, of record in Book 10113, Page 511, dated July 3, 1996, Register's Office for said County.

This conveyance is made subject to: (1) 2019 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3600, Page 64, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 3251, Page 18, amended in Book 3792, Page 445 and Book 3816, Page 784, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 433 Benita Dr., Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 7 day of March, 2019.

Cendy Brooks

Cendy Brooks

STATE OF Missouri
COUNTY OF Clay

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

Witness my hand and official seal this, 7th day of March, 2019.

My Commission Expires: 02/24/2021

Kelly A Peden

Notary Public

KELLY A. PEDEN
Notary Public - Notary Seal
State of Missouri
Commissioned for Clay County
My Commission Expires: February 24, 2021
Commission Number: 13755626