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

CRT File No. 190219477

Karen Johnson Davidson County
Batch# 211962 DEEDWARR
04/01/2019 09:49:31 AM 2 pgs
Fees: $13.00 Taxes: $1,961.00

20190401-0029016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $530,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of March, 2019.

Notary Public
My Commission Expires: 12-6-2020

RYAN TRAMMEL NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Andrea Nicole Arnouk 1019 Woodvale Drive Nashville TN 37204	New Owner	Tax Parcel ID No. 132-01-022.00

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, **David Benton and Tisha Benton, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrea Nicole Arnouk, a single person** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being parts of Lots 19 and 20 of Block 20 on the plan of College Park, of record in Book 843, Page 29, Register's Office for Davidson County, Tennessee, described partly according to a survey made by S.R. Sanford, Jr., Civil Engineer, June 6, 1939, as follows:

Beginning at a point on the Southerly margin of Woodvale Drive, 123 feet 6 inches Westerly from the Westerly margin of the Old Glendale car Line right-of-way, said point being also 123 feet 6 inches from the Northeast corner of said Lot No. 19; thence, with the Southerly margin of said Drive, Westwardly 100 feet to a point 110 feet Easterly from the common corner of Lots Nos. 18 and 19 on the said Plan; thence, Southwardly 167.5 feet; thence, Westerly 80 feet to a point 70 feet 5/8 inch Westerly from the Westerly margin of said Old Glendale Car Line right-of-way; said point being also 70 feet 5/8 inch Westerly from the Southeast corner of said Lot No. 20; thence Northwardly 167-2/3 feet, more or less, to the beginning.

Being the same property conveyed to David Benton and Tisha Benton, husband and wife by Warranty Deed from Richard J. Harris, unmarried, recorded on the 2nd day of July, 2013 in Instrument No. 20130702-0068481, in the Register's Office of 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.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of COLLEGE PARK, as recorded in Plat Book 843, Page(s) 29.

Easement for the flow of the waters of the Creek that Borders Property, and the rights of the public therein.

TB DB

Rights of upper and lower riparian owners to the flow of the waters of the Creek that Borders Property, free from diminution or pollution.

Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the Creek that Borders Property.

Rights of the railroad company servicing the railroad siding located on the land in and to the ties, rails and other properties constituting said railroad siding or in and to the use thereof and also the rights of others entitled in and to the use thereof.

This is improved property located at 1019 Woodvale Drive Nashville TN 37204

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 27th day of March, 2019.

David Benton

Tisha Benton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David Benton and Tisha Benton, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of March, 2019.

Notary Public

My Commission Expires:

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022