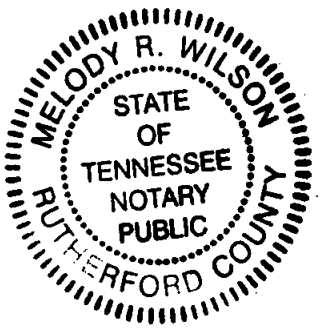


(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $365,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of April, 2019.

Notary Public

My commission expires: 3/23/21

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

Karen Johnson Davidson County
Batch# 224311 **DEEDWARR**
05/01/2019 09:27:21 AM 2 pgs
Fees: $13.00 Taxes: $1,350.50

20190501-0040195

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Sean Bentzen and Sarah Sanders	New Owner	**155-10-0A-098.00-CO**
8468 Indian Hills Drive		
Nashville, TN 37221		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

James C Ramsey, single

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Sean Bentzen and Sarah Sanders, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 101 on the Plan of Final Plat of McCrory Trace Estates of record in Plat Book 6900, Page (s) 720 through 723, inclusive, and corrected by Surveyor's Certificate of Correction of record in Book 7825, Page 429, 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 James C. Ramsey, married by Warranty deed from Larry A. Weeks and wife, Betty J. Weeks of record in Book 11553, page 681, Register's Office for Davidson County, Tennessee, dated June 30, 1999 and recorded on July 01, 1999.

Being the same property conveyed to James C. Ramsey, single by Quitclaim deed from James C. Ramsey, married of record in Instrument No. 20100303-0016124 Register's Office for Davidson County, Tennessee, dated February 19, 2009 and recorded on March 03, 2010, and by

final decree of divorce of record in Docket No. 06D-2422 and entered on August 18, 2006 in the 4th Circuit Court for Davidson County, Tennessee.

This is improved property known as **8468 Indian Hills Drive, Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 30th day of April, 2019.

James C Ramsey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, James C Ramsey, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 30th day of April, 2019.

Notary Public
My Commission Expires: May 9, 2021

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SolomonParks File No. 19-000073-528