File Box 8

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
B19-0871

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30th day of April, 2019

Notary Public

Commission Expires: _____

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-25-2022

Address of New Owner	Send Tax Bills To:	Map & Parcel
Chase Alexander Lawrence and Charles Lawrence 5 Beechwood Road Huntington, WV 25701	New Owner 5 Beechwood Road Huntington, WV 25701	082160J00100CO

Karen Johnson Davidson County
Batch# 224563 DEEDWARR
05/01/2019 02:46:15 PM 2 pgs
Fees: $13.00 Taxes: $1,776.00

20190501-0040501

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Thomas G. Bennett and Jessica W. Bennett, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Chase Alexander Lawrence, as to a 25% percent interest, and Charles Lawrence, as to a 75% interest, as tenants in common

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 Unit 1 as set forth on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for the Vue at Shelby, A Horizontal Property Regime with Private Elements as recorded as Instrument Number 20120817-0074121, 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 Thomas G. Bennett and Jessica W. Bennett, husband and wife by Warranty deed from Ernest McClain, a married man of record in Instrument No. 20140306-0018794 Register's Office for Davidson County, Tennessee, dated February 28, 2014 and recorded on March 06, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 820 Shelby Avenue, Nashville, TN 37206

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 so

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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of April, 2019.

Thomas G. Bennett

Jessica W. Bennett

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Thomas G. Bennett and Jessica W. Bennett** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

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

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/13/26

(Notary Seal)