WARRANTY DEED

Karen Johnson Davidson County
Batch# 224979 DEEDWARR
05/02/2019 02:40:46 PM 2 pgs
Fees: $13.00 Taxes: $675.25

20190502-0041143

File No. TE0005197

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,500.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kendra Gray	New Owner	142-05-0A-039.00-CO
(NAME)	(NAME)	
209 PLANTATION CT		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN, 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Joel Bennett and Ashley Bennett, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kendra Gray, unmarried,** HEREINAFTER CALLED THE GRANTEE, 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 a part of the Plan of River Plantation, Section Two, Condominium Apartments, as of record in Book 4460, Pages 136 and 137, Register's Office for Davidson County, Tennessee, the part hereby described being:

Unit No. F-5 on said plan as shown in and described by the Master Deed establishing horizontal property regime with respect to River Plantation, Section Two, Condominium.

Being the same property conveyed to Joel Bennett, an unmarried man and Ashley Seaton, an unmarried woman, as joint tenants with the right of survivorship, by Warranty Deed from Courtney W. Wood, unmarried, of record in Instrument No. 20160502-0042549, in the Register's Office of Davidson County, Tennessee, dated April 28, 2016 and recorded on May 02, 2016.

Ashley Bennett and Ashley Seaton are one in the same person and is now married to Joel Bennett.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2019, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 209 PLANTATION CT, NASHVILLE, TN 37221

(House Number) (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

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 my hand this 30th day of April, 2019.

Ashley Bennett

Ashley Bennett

Joel Bennett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Joel Bennett and Ashley Bennett, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

M. Menke

Notary Public

My commission expires: 3-8-2022

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

