39B

WARRANTY DEED

Karen Johnson Davidson County
Batch# 228616 DEEDWARR
05/10/2019 10:58:42 AM 2 pgs
Fees: $13.00 Taxes: $1,776.00

20190510-0044112

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9TH DAY OF MAY, 2019

Notary Public

MY COMMISSION EXPIRES: 3/8/2022
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Andrew Petroff and Erica Petroff	F & M Bank	172 02 0 073.00
(NAME)	(NAME)	
5928 Woodland Hills Dr	50 Franklin St	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Clarksville TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Douglas L. Bentz and J. Kimberly Bentz, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Andrew Petroff and Erica Petroff, 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. 62 on the plan of Myrtlewood Estates, Section 3, of record in Book 6250, Page 287, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Said Lot No. 62 fronts a total of 122.31 feet on the northerly side of Woodland Hills Drive and runs back 227.48 feet on the easterly line and 209.111 feet on the westerly line to a line in the rear which measures 84.25 feet thereon.

Being the same property conveyed to Andrew Wallace Clevenger and wife, Choon L. Werle by Warranty Deed from Douglas L. Anderson and wife, Jane T. Anderson dated November 14, 2005 and recorded November 21, 2005 as Instrument No. 20051121-0140206, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Douglas L. Bentz and J. Kimberly Bentz, husband and wife by Warranty Deed from Andrew Wallace Clevenger and Choon L. Werle, husband and wife dated December 18, 2017 and recorded December 28, 2017 as Instrument No. 20171228-0131939, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-1902704SSO

unimproved ☐
This is improved ☒ property, known as 5928 Woodland Hills Dr, Nashville, TN 37211

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 9th day of May, 2019

Douglas L. Bentz

J. Kimberly Bentz

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Douglas L. Bentz and J. Kimberly Bentz, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of May, 2019.

Notary Public

My Commission Expires: 12-22-19

(SEAL)

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

File Number: GRN-1902704SSO