WARRANTY DEED

Karen Johnson Davidson County
Batch# 237456 DEEDWARR
05/31/2019 04:08:30 PM 4 pgs
Fees: $23.00 Taxes: $2,401.30
20190531-0052144

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $649,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~22ND~~ 28th DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 12-18-22
(AFFIX SEAL)

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF19-030365

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
John T. Benjamin and Susan O. John	Same	
(NAME)	(NAME)	
6120 Chickering Court		144-10-0-046.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **LORI LYNN TRAUGHBER AND JUDY ELLEN TRAUGHBER REID, CO-PERSONAL REPRESENTATIVES OF THE ESTATE OF BETTYE JO TRAUGHBER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN T. BENJAMIN AND SUSAN O. JOHN, 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. 55 on the Plan of Chickering Valley of record in Plat Book 2331, Page (s) 121 through 123, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 55 fronts 157.7 feet on the East side of Chickering Court and runs back 608.3 feet on the North line and 650.5 feet on the Southerly line, which is a broken line, to a dead line in the rear on which it measures 63.8 feet.

Being the same property conveyed to Leslie E. Traughber, Jr. and wife, Bettye Jo Traughber by Warranty deed from Paul T. Sanders and Floyd Stone, Trustee of record in Book 2862, page 275, Register's Office for Davidson County, Tennessee, dated January 13, 1959 and recorded on January 14, 1959. The said Leslie E. Traughber, Jr. having since died on October 27, 2018 leaving Bettye Jo Traughber as surviving

tenant by the entirety. The said Bettye Jo Traughber signed a real estate purchase and sale contract on March 14, 2019. The said Bettye Jo Traughber having since died testate on April 16, 2019. The estate was probated on May 16, 2019 in Davidson County, Tennessee, Docket No. 19P825, with Lori Lynn Traughber and Judy Ellen Traughber Reid appointed as Co-Personal Representatives.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property known as 6120 Chickering Court, Nashville, TN 37215
(House No.) (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 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/our hand(s) this the 21st day of May, 2019.

The Estate of Bettye Jo Traughber

BY: Lori Lynn Traughber, Co-Personal Representative
Lori Lynn Traughber, Co-Personal Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 21st day of May, 2019, before me personally appeared Lori Lynn Traughber, Co-Personal Representative of The Estate of Bettye Jo Traughber, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal, this the 21st day of May, 2019.

Notary Public

My Commission Expires:
(SEAL)

SARAH SIMMONS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
May 02, 2022
COUNTY OF DAVIDSON

Witness my/our hand(s) this the 21st day of May, 2019

The Estate of Bettye Jo Traughber

BY: Judy Ellen Traughber Reid
Judy Elleh Traughber Reid, Co-Personal Representative

STATE OF Texas
COUNTY OF Randall

On this the 21st day of May, 2019, before me personally appeared Judy Ellen Traughber Reid, Co-Personal Representative of The Estate of Bettye Jo Traughber, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal, this the 21st day of May, 2019.

Sarah Engels
Notary Public

My Commission Expires: 05-23-20

(SEAL)

SARAH ENGELS
Notary Public, State of Texas
Notary ID #12650408-6
My Commission Expires 05-23-2020

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

