Record and Return To:
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 240535 **DEEDWARR**
06/07/2019 11:29:10 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20190607-0054748

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $425,000.00.

Affiant

Subscribed and sworn before me this the 31st day of May, 2019.

Notary Public
My commission expires: 4-13-2022

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Lauren E. Leonard 840 Rodney Drive Nashville, TN 37205	New Owner	115-09-0 027.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DARYL BENTFIELD, A SINGLE MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to LAUREN E. LEONARD, SINGLE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot Number 118 on the plan of West Meade Hills, Section 4, of record in Book 3300, Page 46, Register's Office for said County.

Said Lot Number 118 fronts 133.0 feet on the easterly margin of Rodney Drive and extends back 463.2 feet on the northerly line and 510.1 feet on the southerly line to a dead line in the rear, measuring 91.0 feet thereon.

Being the same property conveyed to Daryl Bentfield by deed from Doris I. Dunlap, unmarried, dated 03/30/2012, of record in Instrument No. 20120404-0028625, said Register's office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 840 Rodney Drive, Nashville, TN 37205.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 31st day of May, 2019.

Daryl Bentfield

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Daryl Bentfield, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of May, 2019.

My commission expires: 9/18/22

Notary Public

