39B

WARRANTY DEED

Karen Johnson Davidson County
Batch# 241976 DEEDWARR
06/11/2019 01:16:46 PM 2 pgs
Fees: $13.00 Taxes: $1,827.80

20190611-0056101

O-HF-19-1536

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $494,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/3/20
(AFFIX SEAL)

DESIREE D. MAXWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cameron D. Simmons and Maria Shaffer	FIRST COMMUNITY MORTGAGE, INC 262 ROBERT ROSE DR, STE 101 MURFREESBORO, TN 37129	
(NAME) **1536 Douglas Ave.**	(NAME)	**083-02-0-197.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTOPHER STEVEN BENSON AND MARIA ELIZABETH BENSON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CAMERON D. SIMMONS AND MARIA SHAFFER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 96 on the Plan of Dr E.T. Brown's Subdivision of Lots 21-26 Brownsville Addition of record in Plat Book 332, Page 91, 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. 96 fronts 50 feet on the Southerly side of Douglas Avenue and runs back between parallel lines, 160 feet, more or less, to McKenzie, formerly Hickman Street.

Being the same property conveyed to Christopher Steven Benson and Maria Elizabeth Benson, husband and wife by Warranty deed from Limi Investments, LLC, a CA Limited Liability Company of record in Instrument No. 20170810-0082015 Register's Office for Davidson County, Tennessee, dated July 27, 2017 and recorded on August 10, 2017.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 91, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 2015, Page 32, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1536 Douglas Ave., Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 7th DAY OF JUNE, 2019.

Christopher Steven Benson by his attorney in fact, Brian Mitchell

Christopher Steven Benson, by his attorney in fact, Brian Mitchell

Maria Elizabeth Benson by her attorney in fact, Brian Mitchell

Maria Elizabeth Benson, by her attorney in fact, Brian Mitchell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CHRISTOPHER STEVEN BENSON AND MARIA ELIZABETH BENSON, and who acknowledged he/she/they executed the same as the free act and deed of the said CHRISTOPHER STEVEN BENSON AND MARIA ELIZABETH BENSON.

Witness my hand and official seal, this the 7th of June, 2019.

Kristen Radcliffe

Notary Public
My Commission Expires: 7-6-2020
(SEAL)

KRISTEN RADCLIFFE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212