Name and Address of New Owner:
Zachary Spruill
1240 N Avondale Circle
Nashville, TN 37207-4378

Send Tax Bills To:
Zachary Spruill
1240 N. Avondale Cir.
Nashville, TN 37207-4378

This Instrument Prepared By:
Hyde Park Title & Escrow LLC
330 Robert Rose Drive
Murfreesboro, TN 37129

Karen Johnson Davidson County
Batch# 251378 DEEDWARR
07/02/2019 09:16:30 AM 4 pgs
Fees: $23.00 Taxes: $1,023.05
20190702-0064272

Map & Parcel No: 071-02-0-028

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Amanda Benson**, a married woman, "the Grantor," has this day bargained and sold and by these presents do hereby sell, give, transfer and convey unto **Zachary Spruill,** Single "the Grantee," the following described real estate in Davidson County, Tennessee:

Tract 1: Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of E. J. Scruggs First Addition to Avondale of record in Plat Book 161, Page 13, 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. 31 fronts 50 feet on the South side of Greenwood Avenue and runs back between parallel lines 149 feet. Tract 2: Land in Davidson County, Tennessee, being Lot Nos. 32 and 33 on the Plan of E. J. Scruggs First Addition to Avondale of record in Plat Book 161, Page 13, 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 Nos. 32 and 33 fronts 50 feet each on the Southerly side of Greenwood Avenue and runs back Southerly between parallel lines 149 feet more or less to a 12 foot alley.

Included in the above description, but expressly excluded from conveyance is a portion of the property previously conveyed in Instrument No. 20180103-0001110, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

A tract of land in the 2nd Council District of Metropolitan Nashville, Davidson County, Tennessee, Being all of Lot No. 31 and the Westerly half of Lot No. 32 as shown on the E.C. Scruggs, Avondale Plan, 1st Addition, as of record in Book 161, Page 13, Register's Office for Davidson County, Tennessee, being more particularly described as follows: Beginning at an iron rod (old) on the South Right-of-Way line of North Avondale Circle (50 foot Public R/W), (formerly Greenwood Avenue). Said iron rod being East 503.2 feet more or less, from the North end of the Northwest return curve at the intersection of Avondale Circle and North Avondale Circle. Said pin also being the common Northerly property corner between Lots 30 and 31 as shown on the aforesaid map; thence, 1. With the Southerly Right-of-Way line of North Avondale Circle, North 76 degrees 00 minutes 00 seconds East, a distance of 75.00 feet to an iron rod (new); thence 2. Leaving said Right-of-Way line, with a new line through Lot 32, South 13 degrees 43 minutes 52 seconds East, a distance of 149.00 feet to an iron rod (new) in the North Rightof-Way line of un-improved Alley No. 1059 (12' public Right-of-Way); thence, 3. With the North Right-of-Way of said Alley No. 1059, South 76 degrees 00 minutes 00 seconds West, a

distance of 75.00 feet to an iron rod (old), at the common Southerly property corner between Lots 30 and 31; thence, 4. Leaving the Northerly Right-of-Way of Alley No. 1059, with the common property line between Lots 30 and 31, North 13 degrees 43 minutes 54 seconds West, a distance of 149.00 feet to the point of beginning and containing 11,175 square feet or 0.2565 of an acre, more or less. As calculated by the above bearings and distances.

Being part of the same property conveyed to Amanda Benson by Warranty Deed from Gordon Gregory, Dottie Lassiter, and Gerel McCord (also known as Gerel Dean McCord) of record in Instrument No. 20160715-0073090, Register's Office for Davidson County, Tennessee, dated July 08, 2016 and recorded on July 15, 2016. (Value of consideration shown in aforementioned deed $130,000.00.)

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Taxes and assessments for the year 2019 and subsequent years; all matters as shown on the plan of record in Plat Book 161, Page 13, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: 1240 NORTH AVONDALE CIRCLE, NASHVILLE, TN 37207

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that she is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 25th day of June, 2019.

_____(SEAL)
Amanda Benson

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson

On this 25th day of June, 2019, before me personally appeared Amanda Benson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of June, 2019.

Michelle Lee Summar
Notary Signature
My commission expires: 9/15/19

MICHELLE L. SUMMAR
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

AFFIDAVIT OF VALUE

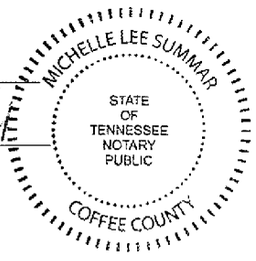
STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $276,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Annette Williams
(Affiant)

Sworn to and subscribed before me this
25th day of June, 2019.

Michelle Lee Summar
Notary Public
My commission expires: 9/15/2021
File No. 2019-189



True Copy Certification

I, Marjorie Kaup Haines, do hereby make oath that I am a licensed attorney and/or 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY