Karen Johnson Davidson County
Batch# 252947 DEEDWARR
07/05/2019 09:05:40 AM 2 pgs
Fees: $13.00 Taxes: $1,517.00

20190705-0065538

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $410,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of July, 2019.

Notary Public

My commission expires:
12/1/2020

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Steven Welch	**Movement Mortgage, LLC**	**00600006800**
1893 Springfield Highway	**8024 Calvin Hall Rd**	
Goodlettsville, TN 37072	**Indian Land, SC 29707**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Heather R. Benjamin, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Steven Welch, a married man

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:

TRACT 1:
Land in Davidson County, Tennessee, beginning at a point in the center of the road of Nashville & Springfield Pike, where the road and private way leaves said Pike to go to the residence of Mary E. Nunley; thence running in a straight line East of North to G. W. Coggin's South line; thence with said line on a westerly course to the center of the Nashville and Springfield Pike; thence with the center of said Pike to the beginning corner.

INCLUDED IN THE ABOVE DESCRIBED TRACT, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING REAL PROPERTY CONVEYED TO PAULINE EDWARDS BY QUITCLAIM DEED OF RECORD IN BOOK 8088, PAGE 715, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE:

Land in Davidson County, Tennessee, beginning at a concrete monument, said monument being 6.87 deg. 51min.22 sec. W 362.70 feet from Birdwell's most northeasterly corner; thence S 74 deg. 21 min. 56 sec. W, 390.31 feet to a point in the northeasterly margin of U.S. Hwy. 41; thence with said margin N 55 deg. 03 min. 24 sec. W, 151.00 feet to a point; thence N 87 deg. 51 min 24 sec. E, 500.00 feet to the point of beginning.

TRACT2:
Land in Davidson County, Tennessee, beginning at an iron post, said post being the most southeasterly corner of the herein described tract and the most northeasterly corner of Gary K. Birdwell, (DB 7497, page 477 RODCT); thence S 87 deg 51 min 22 sec W, 363.70 feet to a concrete monument; thence N 02 deg 08 min 36 sec W, 125.00 feet to an iron pin; thence S 73 deg 10 min 34 sec E, 384.58 feet to the point of beginning.

Being the same property conveyed to Heather R. Benjamin, subject to life estates retained by Joseph A. A. DaSilva and wife, Laura A. DaSilva, running consecutively, by Quitclaim Deed from Joseph A. A. DaSilva and wife, Laura A. DaSilva, dated July 28, 2010, of record in Instrument No. 20100910-0071966, Register's Office for Davidson County, Tennessee. Reference is further made to the quitclaim deed of record in Instrument No. 20100910-0071966 Register's office in Davidson County. Joseph A. A. DaSilva and Laura A. DaSilva conveyed their interest in subject property to Heather R. Benjamin by Quitclaim Deed dated June 13, 2019, of record in Instrument No. 20190618-0058471, Register's Office for Davidson County, Tennessee, thereby extinguishing any life estate interest held in subject property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to the rights of ingress and egress of adjoining and neighboring property owners, their invitees and licensees, their heirs and assigns, in an existing gravel driveway which crosses subject property and is specifically shown on Exhibit A to Warranty Deed of record in Instrument No. 20070814-0097259, Register's Office for Davidson County, Tennessee.

Subject to the Public Right of Way of US HWY 41 aka Nashville & Springfield Pike aka Dickerson Rd.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1893 Springfield Highway, Goodlettsville, TN 37072.

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 in 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.

_____ Date: 7/2/19
Heather R. Benjamin

STATE OF TN

COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, Heather R. Benjamin, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of July, 2019.

LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

_____
NOTARY PUBLIC

My Commission Expires: 8/17/20