WARRANTY DEED

Karen Johnson Davidson County
Batch# 261627 DEEDWARR
07/24/2019 02:19:34 PM 2 pgs
Fees: $13.00 Taxes: $1,613.20

20190724-0072725

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$436,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF April, 2019.

Notary Public

MY COMMISSION EXPIRES: 10/26/21
(AFFIX SEAL)

WALTER B. THRASHER NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Danny Solo Durkee	New Owner	091014B00200CO
(NAME)	(NAME)	
6204 B New York Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Matthew Bennett and Elizabeth Bennett, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Danny Solo Durkee,** 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:

A certain townhome located in Davidson County. Tennessee, being Unit No. B of The Homes at 6204 New York Avenue, a Townhome Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants Conditions and Restrictions establishing The Homes at 6204 New York Avenue, a Townhome Development, of record in Instrument Number 20170901-0089983, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "C" to said Declaration.

Being part of the same property conveyed to Matthew Bennett and Elizabeth Bennett, husband and wife by deed dated August 31, 2017 from Gary W. Woodard and Suzanne I. Woodard of record in Instrument No. 20170901-0089982, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 6204 B New York Avenue, Nashville, TN 37209
(House Number) (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 hands this **18th** day of **April, 2019.**

Matthew Bennett

Elizabeth Bennett

State of Tennessee
County of Davidson

On this 18th day of April, 2019, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Matthew Bennett and Elizabeth Bennett, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 18th day of April, 2019.

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public I. Dyke Tatum
My Commission Expires: 5/3/2021

File No.: 19-Durkee