Karen Johnson Davidson County
Batch# 261682 DEEDWARR
07/24/2019 03:26:30 PM 2 pgs
Fees: $13.00 Taxes: $5,580.07
20190724-0072812

295-19

WARRANTY DEED

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 07, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,508,125.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24 day of July 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Joe Henry Stovall, III and Ann Blair Stovall	Joe Henry Stovall, III and Ann Blair Stovall	116 12 0T 002.00
(NAME)	(NAME)	
3803 Abbott Martin Road	3803 Abbott Martin Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I/WE, **B L Bennett Associates, Inc**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Joe Henry Stovall, III and Ann Blair Stovall, husband and wife**, 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:

Unit B of the Artisan Estates as shown in the Declaration of Protective Covenants, Conditions, and Restrictions for Artisan Estates, a horizontal property regime with private elements and no general common elements of record in Instrument No. 201510130104167, Register's Office for Davidson County, Tennessee to which reference is made for a more complete and accurate description of the property.

Being a portion of the same property conveyed to B. L. Bennett & Associates, Inc. by Warranty Deed from Brian L. Cooper and wife, Valerie L. Cooper dated July 15, 2015 and recorded July 16, 2015 as Instrument No. 20150716-0069252, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3803 Abbott Martin Road, Nashville, TN 37215

File Number: GRN-1906513SSO

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 our hands this 24 day of JULY, 2019

B L Bennet Associates, Inc

BY: _____
Bruce Bennett, Member President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Bruce Bennett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member, and is authorized to execute the instrument on behalf of B L Bennett Associates, Inc, the within named bargainor, and that he as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Member.

Witness my hand and official seal, this the 24th of July, 2019.

_____
Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Ernest D. Bennett III
Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

Notary Signature

My Commission Expires: September 7, 2020

File Number: GRN-1906513SSO