Karen Johnson Davidson County
Batch# 266698 DEEDWARR
08/05/2019 12:29:30 PM 2 pgs
Fees: $13.00 Taxes: $980.50

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1 day of August, 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).
Judith Lynn Bentley and Dennis Joseph Bentley	Judith Lynn Bentley and Dennis Joseph Bentley	118 01 0B 014.00
(NAME) 804 Knox Ave., Unit 7B	(NAME) 804 Knox Ave., Unit 7B	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville TN 37204	
(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, **Thomas W. Norwood, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Judith Lynn Bentley and Dennis Joseph Bentley, wife and husband**, 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:

Land in Davidson County, Tennessee, being Lot No. 7B on the Plan of Kirkwood Glen shown as Exhibit "B" of record in Doc. No.20051004-0119321; Doc. No. 20050923-0114370 and amended in Doc. No. 20051014-0124168, Doc No. 20110316-0020783 corrected in Doc No. 20110701-0050785, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Thomas W. Norwood and spouse, Rebecca Lynn Norwood by Warranty Deed from Steven Henry Rezba, unmarried, dated August 1, 2006 and recorded August 11, 2006, as Instrument No. 20060811-0099194, in said Register's Office for Davidson County, Tennessee. The said Rebecca Lynn Norwood having died on July 19, 2015 leaving Thomas W. Norwood as the survivng tenant by entirety. Neither grantor nor grantor's spouse ever used this property as a principal residence.

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 804 Knox Ave., Unit 7B, Nashville, TN 37204

File Number: GRN-1906090SSO

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 1 day of August 2019

Thomas W. Norwood

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Thomas W. Norwood, a married man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of August, 2019.

Notary Public

My Commission Expires:

(SEAL)

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

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)

File Number: GRN-1906090SSO