Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $428,000.00.

Affiant

Subscribed and sworn to before me this 2nd day of August, 2019.

Notary Public
My Commission Expires: 2019



2019-75

Address of New Owner:	Send Tax Bills to:	Tax Information:
Lea M. Benavidez	Cardinal Financial	
1002A Cahal Avenue	3701 Arco Corporate Drive	072-13-0A-001.00-CO
Nashville, TN, 37206	Charlotte, NC 28273	

WARRANTY DEED

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 acknowledged, we

Kristin A. Flow, now Kristin Flow Finch, married

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Lea M. Benavidez, an unmarried woman,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit "A" Cahal Avenue Homes (Condominiums), Davidson County, Tennessee, and described in a Declaration of Establishment of Cahal Avenue Homes (Condominiums) of record in Instrument No, 20131008-0105451, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, contained in the said Declaration, the Plat filed as Exhibit "8" to said Declaration appearing in Instrument No. 20131008-0105451, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Kristin A. Flow by Warranty deed from Cumberland Design and Development, LLC of record in Instrument No. 20141211-0113526 Register's Office for Davidson County, Tennessee, dated December 03, 2014 and recorded on December 11, 2014. (Value of consideration shown in aforementioned deed $349,900.00.) Being also known as 1002A Cahal Avenue A Nashville, Tennessee 37206.

Michael Trey Finch joins in this conveyance to convey any interest he may have martial or otherwise.

This conveyance is subject to any and all restrictions and easements of record.

Karen Johnson Davidson County
Batch# 267316 DEEDWARR
08/06/2019 09:43:30 AM 2 pgs
Fees: $13.00 Taxes: $1,583.60
20190806-0077922

This is improved property located at **1002A Cahal Avenue, Nashville, TN 37206.**

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 2nd day of August, 2019.

Kristin Flow Finch

Michael Trey Finch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kristin Flow Finch and Michael Trey Finch, 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 and official seal at Nashville, Tennessee, this 2nd day of August, 2019.

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

D. Shayne Adair - Notary Public
My Commission Expires: 6/13/2022

I, **Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Laura Jane Shoun, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 06/14/2020

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY