WARRANTY DEED

Karen Johnson Davidson County
Batch# 274297 DEEDWARR
08/21/2019 08:29:20 AM 2 pgs
Fees: $13.00 Taxes: $908.54
20190821-0083739

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $245,550.00.

Affiant

Subscribed and sworn to before me, this the 19th day of August, 2019.

Notary Public

My commission expires: 9/7/20
(AFFIX SEAL)

JEFFREY LEE BROTHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Rachel M. Hayes **Robert A. Benshoof**	**OWNER**	**Map 029-00-0 Parcel 056.00**
4071 Bernard Road		
Joelton, TN 37080		

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

Albert E. Hill, Jr.

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

Rachel M. Hayes and Robert A. Benshoof, 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:

A tract of land in the 14th Civil District of Davidson County, Tennessee, being a part of the land conveyed to J. B. Bryant and wife, by deed from J. R. Arrington and wife, of record in Book 1238, Page 239, Register's Office for said County, described according to a survey made by Watkins and Murray, Surveyors, October 13, 1947, as follows:

Beginning in the center of Bernard Road at the Northwest corner of the property conveyed to Ed Arrington; thence with the center of said Road, North 88° West 186 feet; thence leaving said road South 2° 30' West 171 feet to a stake; thence South 88° East 186 feet to an iron pin in Ed Arrington's West line; thence North 2° 30' East 171 feet to the beginning, containing 0.73 acre, more or less.

Being the same property conveyed to Albert E. Hill, Jr. by Deed dated March 1, 2019 from Carla Anna-Marie Dauscha-Bobel, married, of record in Instrument No. 20190305-0019833, Register's Office for Davidson County, Tennessee.

The property conveyed herein is not the place of residence of the Grantor or a spouse.

Being the same property conveyed to Frank Joseph Dauscha and wife, Gladys Allene Dauscha by Deed dated November 3, 1947 from Clara Bryant Kemp, unmarried, of record in Book 1542, Page 147, Register's Office for Davidson County, Tennessee. The said Frank Joseph Dauscha, Sr., also known as Francis Joseph Dauscha, Sr. having since died on October 12, 1993, the said property being vested in Gladys Allene Dauscha as the surviving tenant by the entirety. The said Gladys Allene Dauscha having quitclaimed to Carl Anthony Dauscha by Quitclaim Deed dated August 10, 1999, of record in Book 11617, Page 76, said Register's Office. The said Carl Anthony Dauscha having since died testate on May 9, 2005, and pursuant to his Last Will and Testament filed in 05P-813 in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), the property was devised to Carla Anna-Marie Dauscha-Bobel. The said Carla Anna-Marie Dauscha-Bobel referred to as Executor and grantor having conveyed to Carla Anna-Marie Dauscha-Bobel by Executor's Deed dated September 8, 2008, of record in Instrument No. 20081009-0102360, said Register's Office.

This conveyance of the above described parcel of land is subject to the following: (1) No insurance is afforded as to the exact amount of acreage contained in the property described herein. (2) Subject to the right of way of Bernard Road. (3) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **4071 Bernard Road, Joelton, TN 37080**

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 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 hand(s) this **19th** day of **August, 2019.**

Albert E. Hill, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Albert E. Hill, Jr.,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **19th** day of **August, 2019.**

Notary Public

My Commission Expires: 10-29-19

