This instrument prepared by and after recording, return to:
Marjorie Kaup Haines, Esq., BPR#026345
Kay B. Housch, P.C.
222 2nd Ave. North, Suite 310
Nashville TN 37201

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

File# 2019-080

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Michael Amerson	(NAME) Same as new owner	105-10-0D-002.00
(STREET ADDRESS) 817 Benton Avenue, #B	(STREET ADDRESS)	
(CITY) (STATE) Nashville TN 37204	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 298696 **DEEDWARRSP**
10/10/2019 08:35:41 AM 2 pgs
Fees: $13.00 Taxes: $2,405.00
20191010-0103788

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Kathleen E. Hassett, Trustee of the Kathleen E. Hassett Revocable Trust Agreement dated September 21, 2015,** Grantor has this day bargained and sold, and do hereby transfer and convey unto the said, **Michael Amerson and wife, Regina Amerson,** Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Unit B of 817 Benton Avenue Townhomes, a Horizontal Property Regime with Private Elements, located on Benton Avenue in Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions, and Restrictions for 817 Benton Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20121126-0108132, and corrected in Instrument No. 20130522-0051429, 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, property, co-owners and tenants of 817 Benton Avenue Townhomes, a Horizontal Property Regime with Private Elements, contained in the said Declaration, the Plan filed as Exhibit "C" to said Declaration appearing in Instrument No. 20121126-0108132, and corrected in Instrument No. 20130522-0051429, and By-Laws appended thereto, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Kathleen E. Hassett and Christine R. Besemer, Trustees of the Kathleen E. Hassett Revocable Trust Agreement dated September 21, 2015, by deed of record in Instrument #20160307-0021663, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value whichever is greater, for this transfer is **$650,000.00.**

Subscribed and sworn to before me this the 30th day of September, 2019.

Affiant

My commission expires: 05/03/2024

Notary Public

ALEXIS MENDL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

This is improved property known as 817 Benton Avenue, Unit B, Nashville, TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their successors, heirs and assigns forever. Grantor

covenants that except for those encumbrances set forth below, the property is free from all encumbrances made or suffered by Grantor, and Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons claiming by, through or under Grantor but no further or otherwise.

Whenever 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 hand this 30th day of September, 2019.

Kathleen E. Hassett Revocable Trust Agreement dated September 21, 2015

By: Kathleen Hassett, Trustee
Kathleen E. Hassett, Trustee

MARJORIE A. HAINES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-02-2020

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kathleen E. Hassett**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that sheexecuted the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of September, 2019.

Marjorie A Haines
Notary Public
My commission expires: 10-02-2020

ENCUMBRANCES

1. 2019 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to Charter of 817 Benton Avenue Townhouse Corporation of record in Instrument #20130221-0017469, Register's Office, Davidson County, Tennessee.
3. Subject to all matters shown on Plan of record as set out on Exhibit "C" to the Declaration of Covenants as shown in Instrument #20121126-0108132, Register's Office, Davidson County, Tennessee.
4. Subject to all matters shown on Plan of record in Book 332, page 130, and in Book 332, page 151, Register's Office, Davidson County, Tennessee.
5. Subject to Declaration of Covenants, Conditions and Restrictions and Bylaws of 817 Benton Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument #20121126-0108132, Register's Office, Davidson County, Tennessee; and corrected in Instrument #20130522-0051429, said Register's Office.