Karen Johnson Davidson County
Batch# 302811 DEEDWARR
10/18/2019 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20191018-0107094

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS **$535,000.00**.

Affiant

Subscribed and sworn to me on 10/15/19.

NOTARY PUBLIC
My Commission Expires: 12/15/21

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Sandra Mae Hatcher 485 Brentview Hills Drive Nashville, TN 37220	NEW OWNER	160 08 0 032.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Austin Benedict, married** , hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Sandra Mae Hatcher, a single woman** , hereinafter called **"GRANTEE,"** his/her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Brentview Hills of record in Book 3300, Pages 43 and 44, Register's Office for Davidson County, Tennessee.

Said Lot No. 52 fronts 100 feet on the South side of Brentview Hills Drive and extends back 391.2 feet on the Westerly line and 480.5 feet on the Easterly line to a dead line in the rear on which it measures 199 feet.

Being the same property conveyed to Austin Benedict, an unmarried individual, by Quitclaim Deed from Dan Benedict and Austin Benedict, two individuals, of record in Instrument No. 20150226-0016638, in the Register's Office of Davidson County, Tennessee, dated January 29, 2015 and recorded on February 26, 2015.

Holly Christine Houston, spouse of Austin Benedict has never had a marital interest in subject property and hereby waives any and all marital rights she may have in and to this property.

This is **improved** property known as **485 Brentview Hills Drive, Nashville, Nashville, TN 37220.**

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his/her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he/she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself/herself, his/her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his/her successors 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 hand this 10/07/19

Austin P. Benedict

Austin Benedict

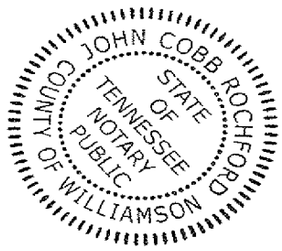
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 10/15/19, before me personally appeared Austin Benedict, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that he/ she executed the same as his/ her free act and deed.

Witness my hand and official seal on 10/15/19

NOTARY PUBLIC

My Commission Expires: 1/29/23



True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY