Name and Address of New Owner:
Hillary Eve Benton
1615-C 6th Avenue North, Nashville, TN 37208

Send Tax Bills To:
Hillary Eve Benton
1615-C 6th Avenue North, Nashville, TN 37208

This Instrument Prepared By:
Dellana Lowhorn
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 081-12-0L-003.00-CO

Karen Johnson Davidson County
Batch# 304227 DEEDWARR
10/22/2019 02:02:30 PM 2 pgs
Fees: $13.00 Taxes: $869.50
20191022-0108315

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Lawrence Tyner and Nancy Tyner, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Hillary Eve Benton,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit C on the Plan of City View Condos on 6th, a Horizontal Property Regime, created under Title 66 Section 27-101 et seq., as amended Tennessee Code Annotated, and as established by a Master Deed and By-Laws of record in Instrument No. 20080730-0077863, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of City View Condos on 6th as shown as an attachment to the Master Deed, or record as aforementioned, said Register's Office to which map reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Lawrence Tyner and Nancy Tyner, husband and wife by Quitclaim Deed from Lawrence Tyner, recorded on February 13, 2017, and of record in Instrument No. 20170213-0014857, Register's Office for Davidson County, Tennessee.

This is improved property known as 1615-C 6th Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22nd day of October, 2019.

Lawrence Tyner (SEAL)

Nancy Tyner (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of October, 2019, before me personally appeared Lawrence Tyner and Nancy Tyner, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of October, 2019.

DELANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Signature
My commission expires: 3-8-2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $235,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

DELANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

(Affiant)

Sworn to and subscribed before me this 22nd day of October, 2019.

Notary Public
My commission expires: 3-8-2021
File No. 2019-730

True Copy Certification

I, Delana Lowhorn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered 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, S Thompson, a notary public for this county and state, Delana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19