This instrument prepared by:
Momentum Title, LLC
630 W. Burton Street
Murfreesboro, TN 37130

File Number: 3-19-5344

Karen Johnson Davidson County
Batch# 305424 DEEDWARR
10/24/2019 09:13:45 AM 2 pgs
Fees: $13.00 Taxes: $1,498.50
20191024-0109064

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $405,000.00

Affiant

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and sworn to before me, this the 23rd day of October, 2019

Notary Public
My Commission Expires: 10/1/2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Sarah E. Bennett 4936 Briarwood Drive Nashville, TN 37211	FirstBank 318 Seaboard Lane, Suite 205 Franklin, TN 37067	147 05 144.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Adam Seger and wife, Alisha Seger,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Sarah Elizabeth Bennett, unmarried woman,** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Lot 501, SECTION SIX, CRIEVE HALL ESTATES, as shown on plat of record in Plat Book 2331, Page 1 and 2, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Adam Seger and wife, Alisha Seger by Warranty Deed from Cole Guthrie, unmarried, of record in Instrument No. 20100315-0019436, in the Register's Office of Davidson County, Tennessee, dated March 10, 2010 and recorded on March 15, 2010.

This is ☒ improved or ☐ unimproved property located at: **4936 Briarwood Drive, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2019, and thereafter, a lien not yet due and payable. The 2019 taxes have been prorated between the parties as of the date of this instrument, with the Buyer paying their prorated share thereof to the Seller who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of October, 2019.

GRANTOR:

Adam Seger

Alisha Seger

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Adam Seger and Alisha Seger, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of October, 2019.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY