WARRANTY DEED

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE 115
BRENTWOOD TN 37027

RETURNED TO:

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/28/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Kelly Elrod, Oak Lane Title, LLC, 130 Wilson Pike Circle, Brentwood, TN 37027

File No.: 19-102016

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Douglas Lee Bendle, II and Jeanette Bendle, husband and wife	Douglas Lee Bendle, II and Jeanette Bendle, husband and wife	173-11-0A-103.00-CO
(NAME) 2169 Blake Drive	(NAME) 2169 Blake Drive	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 315594 **DEEDWARR**
11/14/2019 10:31:40 AM 2 pgs
Fees: $13.00 Taxes: $878.75

20191114-0117477

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Thirty-Seven Thousand Five Hundred And No/100 Dollars ($237,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
BONNIE TRACY, AKA BONITA TRACY, AN UNMARRIED WOMAN,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
DOUGLAS LEE BENDLE, II AND JEANETTE BENDLE, HUSBAND AND WIFE,
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:

Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of Section Three, Stanford Village, RS10 Cluster Development of record in Plat at Instrument No. 20011217-0139079, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jack Tracy and wife, Bonnie Tracy by Warranty deed from Beazer Homes Corp. d/b/a Phillips Builders, Inc of record in Instrument No. 20031003-0146581 Register's Office for Davidson County, Tennessee, dated September 30, 2003 and recorded on October 03, 2003. (Value

of consideration shown in aforementioned deed $138,230.00.) Being also known as 2169 Blake Drive Antioch, Tennessee 37013.

The subject property passed fully to Bonnie Tracy, aka Bonita Tracy, upon the death of Jack Tracy on 11/12/2018.

unimproved ☐
This is ☒ property, known as 2169 Blake Drive, Antioch, TN 37013
improved

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 our hands this 12th day of November, 2019.

Bonnie Tracy

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 12th day of November, 2019, before me personally appeared Bonnie Tracy, aka Bonita Tracy, 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 (or person's) free act and deed.

Brianna Bartelsmeyer

Notary Public

My Commission Expires: 9-06-2022

