THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35140-10-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $399,000.00. Sarah R. Benfield Affiant Subscribed and sworn to before me this 6 day of December, 2019. Brenda Lewis Notary Public My Commission Expires: 11-8-2021

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Sarah R. Benfield, Luke M. Benfield 25 Belcaro Circle Nashville, TN 37215	**Send Tax Bills To:** FORTERA REAL ESTATE SERVICES, LLC 2050 LOWES DR. CLARKSVILLE, TENNESSEE 37040	**Tax Information:** Map and Parcel No.: 131 06 0 B 020 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Amy Patterson and husband Robert A. Patterson, who joins in the execution of this instrument for the purpose of conveying any interest he has in the property by virtue of his marriage to Amy Patterson** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Luke M. Benfield and Sarah R. Benfield, husband and wife** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 25 Belcaro Circle, Nashville, TN 37215.

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 328737 DEEDWARR
12/12/2019 12:30:30 PM 4 pgs
Fees: $23.00 Taxes: $1,476.30
20191212-0128298

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of December, 2019.

Amy Patterson

Robert A. Patterson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Amy Patterson and Robert A. Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of December, 2019.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Burton Hills Village of Foxview Tract 5, a portion of Zone Lot II as of record in Plat Book 6250, page 564, amended in Book 6626, page 937, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Drew Patterson and wife, Amy Patterson by deed dated March 14, 2003 from Anthony D'urso and wife, Catherine D'urso of record in Instrument No. 20030325-0039054, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated November 29, 2005 of record in Instrument No. 20051201-0144652, Register's Office for Davidson County, Tennessee, Drew Patterson conveyed his interest in subject property to Amy Patterson. Drew Patterson and Robert A. Patterson and one and the same person.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 131 06 0 B 020 00CO.
2. Declaration of Restrictive covenants contained in an instrument of record in Book 6326, page 588, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions for Burton Hills Village of Foxview of record in Book 6625, page 171 as amended in Book 6917, page 718, Register's Office for Davidson County, Tennessee.
4. Declaration of Covenants, Conditions, By-Laws and Restrictions for Burton Hills, of record in Book 6517, page 522 as amended in Book 6778, page 536, Register's Office for Davidson County, Tennessee.
5. Agreements for open space granted to Davidson County, Tennessee, as of record in Book 6470, page 383 and Book 6655, page 47, Register's Office for Davidson County, Tennessee.
6. Dedication of common area to Burton Hills Village of Foxview Association, Inc. of record in Book 6917, page 710, Register's Office for Davidson County, Tennessee.
7. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3702, page 250 and Book 4298, page 491, Register's Office for Davidson County, Tennessee.
8. Deed of Conveyance for sewer in Book 7275, page 826, Register's Office for Davidson County, Tennessee.
9. All matters appearing on the Plan of record in Book 6250, page 564, amended in Book 6626, page 937, Register's Office for Davidson County, Tennessee.
10. All matters shown on Plan of record in Plat Book 6250, page 649, Register's Office for Davidson County, Tennessee.
11. Agreement of record in Book 6470, page 383, and Book 6655, page 47, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, John Cobb Rochford, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Dianne R. Kirby, a notary public for this county and state, John Cobb Rochford 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: 09-07-21

Notary's Seal (If on paper)

DIANNE R. KIRBY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY