THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 191123835** Karen Johnson Davidson County Batch# 333108 DEEDWARR 12/23/2019 09:30:09 AM 2 pgs Fees: $13.00 Taxes: $1,961.00 20191223-0131988	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $530,000.00. Affiant Subscribed and sworn to before me, this 16th day of December, 2019. Notary Public My Commission Expires:

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2

WARRANTY DEED

Address New Owner: 2018 Meredith Rose Benton Family Trust 4400 Belmont Park Terrace #258 Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131 07 0B 258.00

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, **Lewis Garrison and Shari Garrison, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Meredith Rose Benton, Trustee of the 2018 Meredith Rose Benton Family Trust**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Building Site No. 258, on the Plan of Section Ten, Arden Place of record in Plat Book 5210, Page 218, 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 Lewis Garrison and Shari Garrison, husband and wife, by Warranty Deed from Marjorie Catherine Smith, Trustee of the Marjorie Catherine Smith Revocable Trust dated February 13, 2014, of record in Instrument No. 20151202-0121371, in the Register's Office of Davidson County, Tennessee, dated November 30, 2015 and recorded on December 02, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Ten Arden Place, as recorded in Plat Book 5210, Page(s) 218.

Declaration of Covenants, Conditions and Restrictions recorded in Book 4754, Page 455 and supplemented in Book 4819, Page 564, Book 4916, Page 277, Book 5019, Page 942, Book 5091, Page 66, Book 5129, Page 120, Book 5163, Page 384, Book 5231, Page 375, Book 5351, Page 592 and Book 5514, Page 636 and amended in Instrument No. 20070816-0098235, Instrument No. 20140801-0069316 and Instrument No. 20171017-106296.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4628, Page 473.

Declaration of Boundary Line recorded in Book 8813, Page 398.

This is improved property located at 4400 Belmont Park Terrace #258 Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 16th day of December, 2019.

Lewis Garrison

Shari Garrison

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lewis Garrison and Shari Garrison, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of December, 2019.

Notary Public

My Commission Expires:

