THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 191123836** Karen Johnson Davidson County Batch# 333265 DEEDWARR 12/23/2019 11:03:30 AM 2 pgs Fees: $13.00 Taxes: $969.40 20191223-0132246	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $262,000.00. Affiant Subscribed and sworn to before me, this 20th day of December, 2019. Notary Public My Commission Expires:

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner: Cassandra E. Petty 5206 Raywood Lane Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 161-08-0-037.00

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, **Jessica Benson and Jacqulynn Lacey Benson, a married couple,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cassandra E. Petty, unmarried,** ("Grantees"), her 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 Lot No. 16 on the Plan of Southwood of record in Plat Book 2663, Page (s) 125 and 126, 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 Jessica Benson and Jacqulynn Lacey Benson, a married couple by Quitclaim deed from Jessica Black now known as Jessica Benson, married, and Jacqulynn Benson, married, as joint tenants with right of survivorship of record in Instrument No. 20180606-0054108 Register's Office for Davidson County, Tennessee, dated May 25, 2018 and recorded on June 06, 2018.

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.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2663, Page (s) 125 and 126, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6489, Page 394, in the Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2904, Page 51, as amended in Book 7127, Page 491; Book 9794, Page 578, Book 9794, Page 580; Book 9794, Page 582; Book 9794, Page 607; Book 9794, Page 612 and Book 9794, Page 617, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 5206 Raywood Lane Nashville TN 37211

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 20th day of December, 2019.

Jessica Benson

Jacqulynn Lacey Benson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jessica Benson and Jacqulynn Lacey Benson, 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 20th day of December, 2019.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 13, 2022