32748-5 Box 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 336041 DEEDWARR
12/30/2019 11:10:53 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00
20191230-0134377

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$600,000.00.**

Affiant

Subscribed and sworn to before me, this the 27th day of December, 2019.

Notary Public

My commission expires: 11/9/21
(AFFIX SEAL)

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Carolyn Grace Bennett and Jacob Samuel Bennett	**Studio Bank**	**132-11-0-080.00**
4400 Prescott Road	**124 12th Ave S, Suite 400**	
Nashville, TN 37204	**Nashville, TN 37203**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

John P. Seckman, a married man

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carolyn Grace Bennett and Jacob Samuel Bennett, wife and husband

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. 103 on the Plan of Section III, Revised Southmeade, of record in Book 2900, page 92, as corrected by Surveyor's Certificate of Correction, of record in Book 3182, page 569, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to John P. Seckman, a married man, by Warranty Deed dated May 17, 2019 from R. Thomas Patten, a married man and Susan Patten Markel (f/k/a Susan Patten Fuqua, a married woman, of record in Instrument No. 20190529-0050452, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1. **The Plan of record in Plat Book 2900, Page 92, as corrected by Surveyors Certificate of Correction of record in Book 3182, page 569 said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2. **Taxes for the current year, which have been prorated and assumed by Grantor(s) herein and subsequent years not yet due and payable.**

THE property conveyed herein is not the place of residence of the Grantor or his spouse.

This is improved property, known as **4400 Prescott Road, Nashville, TN 37204**

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 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 my/our hand(s) this **27th** day of **December, 2019.**

John P. Seckman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **John P. Seckman,** the within named sellers, 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 and official seal at Nashville, Tennessee, this **27th** day of **December, 2019.**

Notary Public

My Commission Expires: 11/8/21

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON