(3)

Karen Johnson Davidson County
Batch# 338649 DEEDWARR
01/06/2020 08:12:30 AM 2 pgs
Fees: $13.00 Taxes: $2,109.00
20200106-0001191

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $570,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 9/29/2021
(AFFIX SEAL)

LISA S. ALLARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

G-VRES-19-4419

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **John William Bensman and Bettetina Jean Bensman** | Cross Country Mortgage | |
| (NAME) | (NAME) | **131-12-0-088.00** |
| **4419 Milesdale Court** | 6850 Miller Road. | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37212** | Brecksville, OH 44141 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **EMILY G. LANDERS AND TYLER R. LANDERS, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN WILLIAM BENSMAN AND BETTETINA JEAN BENSMAN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 8 on the Plan of Lealand Heights of record in Plat Book 2330, Page 71, 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 Emily G. Landers and Tyler R. Landers, wife and husband by Warranty deed from Bruce A. Church, married and James Byerly, married of record in Instrument No. 20140603-0047808 Register's Office for Davidson County, Tennessee, dated May 29, 2014 and recorded on June 03, 2014.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2330, Page 71, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2535, Page 285, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4419 Milesdale Court, Nashville, Tennessee 37212**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 3rd DAY OF JANUARY, 2020.

Emily G. Landers by Kate Nyquist, Attorney In Fact
Emily G. Landers by Kate Nyquist,
Attorney in Fact

Tyler R. Landers by Kate Nyquist, Attorney In Fact
Tyler R. Landers, by Kate Nyquist,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Nyquist, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of EMILY G. LANDERS AND TYLER R. LANDERS, and who acknowledged he/she/they executed the same as the free act and deed of the said EMILY G. LANDERS AND TYLER R. LANDERS.

Witness my hand and official seal, this the 3rd of January, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

**Certificate of Authenticity**

**I, Jim R. Vanderpool, do hereby make an 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 with the law.**

**Jim R. Vanderpool**

**State of Tennessee**
**County of Williamson**

**Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

**Notary**

**My commission expires:** 2/12/23

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY