THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 191123748

Karen Johnson Davidson County
Batch# 346143 DEEDWARR
01/22/2020 09:37:54 AM 2 pgs
Fees: $13.00 Taxes: $3,145.00
20200122-0007746

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $850,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of January, 2020.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Eric Bentley and Leah Bentley 1131 Overton Lea Road Nashville TN 37220	New Owner	Tax Parcel ID No. 145 03 0 057.00

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, **Charles Mark Carver, Trustee of The Overton Lea Trust, dated September 8, 2014** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Eric Bentley and Leah Bentley, husband and wife**, ("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 Lot No. 2 on the Plan of Seventh Addition, Lealand Manor of record in Plat Book 2083, Page 24, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 2, which is a corner lot front 270.85 feet on the broken Southerly margin of Overton Lea Road and fronts 288.73 feet on the broken Easterly margin of Granny White Pike, said frontages being joined by a curve having a length of 39.54 feet, and extends back 226.2 feet on the Southerly line and 325 feet on the Easterly line, to a point of intersection.

Being the same property conveyed to Charles Mark Carver, Trustee of The Overton Lea Trust Agreement UAD September 8, 2014, by Warranty Deed from James Patrick Keeler, Unmarried, of record in Instrument No. 20140912-0083656, in the Register's Office of Davidson County, Tennessee, dated September 03, 2014 and recorded September 12, 2014.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SEVENTH ADDITION LEALAND MANOR, as recorded in Plat Book 2083, Page(s) 24.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1108, Page 460; Book 1181, Page 20 and amended in Book 2298, Page 535.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6407, Page 315.

Easement for the flow of the waters of the West Fork Browns Creek, and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the West Fork Browns Creek, free from diminution or pollution.

This is improved property located at 1131 Overton Lea Road Nashville TN 37220

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 10th day of January, 2020.

The Overton Lea Trust, dated September 8, 2014.

By: Charles Mark Carver, Trustee
Charles Mark Carver, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles Mark Carver, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a trustee of The Overton Lea Trust, dated September 8, 2014, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 10th day of January, 2020.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022