THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE) COUNTY OF DAVIDSON)
The Row Title & Escrow, LLC **20 Music Square West, Suite 200** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $510,000.00 Affiant Subscribed and sworn to before me, this 27th day of January, 2020. Notary Public My Commission Expires: 05-09-23

Karen Johnson Davidson County
Batch# 349957 DEEDWARR
01/28/2020 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20200128-0010295

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Bruce James Benzley & Kimberly Denise Benzley 427 Westboro Drive, Unit B Nashville, TN 37209	New Owner	Tax Parcel ID No. 091-13-3I-900.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RIGGS REALTY GROUP, LLC, a Oklahoma limited liability company,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **BRUCE JAMES BENZLEY AND KIMBERLY DENISE BENZLEY, HUSBAND & WIFE** ("Grantees"), their 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 Unit No. 427B on the plan of The Homes at 427 Westboro Drive, as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions of The Homes at 427 Westboro Drive, a Horizontal Property Regime with Private Elements of record in Instrument No. 20190610-0055368, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being part of the same property conveyed to RIGGS REALTY GROUP, LLC, by deed from SCOTT EDWARD HILAND, MARRIED, of record as Instrument No. 20190517-0046620, dated May 10, 2019, said Register's Office.

This is unimproved property commonly known as: **427 Westboro Drive, Unit B Nashville, TN 37209**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it has 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, their 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 27th day of January, 2020.

RIGGS REALTY GROUP, LLC

Authorized representative

Tyler Riggs, Authorized Representative

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **TYLER RIGGS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Authorized Representative of RIGGS REALTY GROUP, LLC the within named bargainer, a Oklahoma limited liability company and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as Authorized Representative.

Witness my hand and official seal at office this 27th day of January, 2020.

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

Notary Public
My Commission Expires: 11/3/2020

True Copy Certification

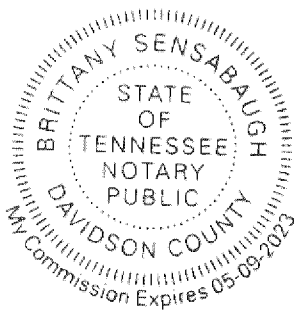
I, Margaret Philpott, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: 05-09-23