Karen Johnson Davidson County
Batch# 350529 DEEDWARR
01/30/2020 09:26:55 AM 2 pgs
Fees: $13.00 Taxes: $1,213.44
20200130-0011021

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $327,955.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MCKENZIE TEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES MARCH 17, 2020

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Sean W. Dodge and Dana Hambly	Sean Dodge & Dana Hambly	118 04 0B 105.00
(NAME)	(NAME)	
553 Rosedale Avenue, Unit 105	802B Fatherland St	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Gary Bentley and Julia Bentley**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Sean W. Dodge, married and Dana Hambly, married, as tenants in common**, 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:

Described property located in Davidson County, Tennessee, to wit:

Being Unit Number 105 on the Plan of the Row at Berry Hill Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et. seq., amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for The Row at Berry Hill Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20071120-0135916, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of The Row at Berry Hill Townhomes, for placement of Units, as shown on Exhibit "C" to the Declaration of Covenants of record in Instrument Number 20071120-0135916, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Gary Bentley and Julia Bentley by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association, organized and existing under the laws of the United States of America dated March 25, 2013 and recorded April 01, 2013 as Instrument No. 20130401-0031386, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 553 Rosedale Avenue, Unit 105, Nashville, TN 37211

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, their heirs and assigns forever; and we do covenant with 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 our hands this 21st day of January, 2020.

Gary Bentley by Nici Steckel Harmon Attorney in Fact
Gary Bentley by Nici Steckel Harmon Attorney In Fact

Julia Bentley by Nici Steckel Harmon Attorney in Fact
Julia Bentley by Nici Steckel Harmon Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Nici Steckel Harmon, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Gary Bentley and Julia Bentley, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Gary Bentley and Julia Bentley, for the purposes therein contained.

Witness my hand and official seal, this the 21st day of January, 2020.

Heather R. Hunter
Notary Public

My Commission Expires:

(SEAL)



File Number: FRN-2000142SSO