WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,925,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/6/2020
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

Karen Johnson · Davidson County
Batch# 365060 DEEDWARR
02/28/2020 03:12:07 PM 2 pgs
Fees: $13.00 Taxes: $7,122.50

20200228-0022585

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Tiffany William Siragusa and Tiffany Lynn Solomon	Real owner	Parcel ID: 116 12 0T 001.00
(NAME) 3903 Estes Road	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(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, I/WE, **B.L. Bennett & Associates, Inc., a corporation**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Tiffany William Siragusa, unmarried, and Tiffany Lynn Solomon, unmarried, as tenants in common with right of survivorship**, 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:

Unit A as established by the Declaration of Protective Covenants Conditions and Restrictions for Artisan Estates ("Master Deed"), a horizontal property regime with Private Elements, of record in Instrument No. 20151013-0104167 Register's Office for Davidson County, Tennessee; said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Master Deed, to which reference is made for a more complete and accurate description of the property.

Being a portion of the same property conveyed to B.L. Bennett & Associates, Inc. by Warranty Deed from Brian L. Cooper and wife, Valerie L. Cooper dated July 15, 2015 and recorded July 16, 2015 as Instrument No. 20150716-0069252, 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.

unimproved ☐
This is improved ☒ property, known as 3903 Estes Road, Nashville, TN 37215

Warranty Deed

FILE #: W-SB-EH-20-3902

GRN-2000688SSO

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 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 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 25th day of February, 2020

B.L. Bennett & Associates, Inc.

BY: Bruce L. Bennett

Its: President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named B.L. Bennett & Associates, Inc., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained. and that Bruce L. Bennett (proved to me on the basis of satisfactory evidence) executed this instrument by personally signing the name of the corporation as its President.

Witness my hand and official seal, this ~~the 25th of~~ February, 2020.

Notary Public

My Commission Expires: 07/09/2022

(SEAL)

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY