Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #20-1065

Karen Johnson Davidson County
Batch# 366214 DEEDWARR
03/02/2020 03:41:22 PM 2 pgs
Fees: $13.00 Taxes: $1,032.30
20200302-0023435

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Marc Ruffer, an unmarried man,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Jonathon Chase Benedict, single man,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 13, Map of Chappell's Subdivision of Lot Nos. 21, 23, 25, 27, 29, 31, 33, 35, and 37, of record in Book 1130, Page 11, part of the Monte Vista Plan of record in Book 421, Page 143, Register's Office, Davidson County, Tennessee, and described according to a survey dated January 17, 1940, by Blanchard & Parrish, Engineers, as follows:

Beginning at a point in the Northerly margin of McAlpine Avenue, 189.2 feet West of the intersection of a curve of the Westerly margin of Kennedy Street, the common corner of Lot Nos. 13 and 14 of Chappell's Subdivision; thence Westerly with the Northerly margin of McAlpine Avenue, 50 feet to a point, the common corner of Lots 12 and 13; thence Northerly with the common line between Lot Nos. 12 and 13, 170 feet to a point; thence Easterly 50 feet to a point, the common corner of Lots 13 and 14 of the Chappell Subdivision; thence Southerly with the common line between Lot Nos. 13 and 14, 170 feet to a point of beginning.

Being the same property conveyed to Marc Ruffer, an unmarried man by deed from Tracey J. Barr nka Tracey Rutherford, married, dated September 13, 2017, of record in Inst. No. 20170919-0095948, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

**This is improved property, known as: 1237 McAlpine Avenue, Nashville, TN 37216.**

**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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 27th day of February, 2020.

Marc Ruffer

State of Tennessee )
County of Davidson )

On this 27th day of February, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Marc Ruffer, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 3/8/22

State of Tennessee )
County of Davidson )

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 279,000.00.

Affiant

Sworn and subscribed before me on this the 27th day of February, 2020.

Notary Public

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 3/8/22

| NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT | TAX MAP-PARCEL #: |
|---|---|---|
| Jonathon Chase Benedict | AMERIS BANK | 061-16-0-016.00 |
| 1237 McAlpine Avenue | 1800 Parkway Place, Ste 820 | |
| Nashville, TN 37216 | Marietta, GA 30067 | |