Karen Johnson Davidson County
Batch# 367984 DEEDWARR
03/05/2020 10:57:57 AM 2 pgs
Fees: $13.00 Taxes: $474.71
20200305-0024747

This Instrument Prepared By:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW20107

Send Tax Bills To:
SAME AS NEW OWNER

New Owner is:
Kelvin Arauz and Martha Arauz
415 Benita Drive
Nashville, TN 37211

MAP/PARCEL: 133-12-0-015.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Robert Kelley and Kirsten Kelley, husband and wife**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Kelvin Arauz and Martha Arauz, husband and wife,** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

PROPERTY ADDRESS: 415 Benita Drive, Nashville, Tennessee 37211

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 12 on the plan of Windsor Park, as of record in Book 3600, Page 64, Register's Office for Davidson County, Tennessee. Said Lot No. 12 fronts 70.0 feet on the southwesterly side of Benita Drive and extends back between parallel lines 190 feet to a dead line in the rear measuring 70 feet thereon.

BEING the same property conveyed to Robert Kelley and Kirsten Kelley by Special Warranty Deed from Bank of New York, as Trustee for the Certificate holders, CWABS, Inc., Asset-Backed Certificates, Series 2006-7, dated 1/5/2009 and recorded 3/25/2009 in Instrument No. 20090325-0026801, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 3rd day of March, 2020.

GRANTORS:

Robert Kelley By Tim Hendricks attorney in Fact Pursuant to Power of attorney

Robert Kelley By: Tim Hendricks, Attorney in Fact, Pursuant to Power of Attorney of record in Instrument No. 20200305-0024746, Register's Office for Davidson County, Tennessee.

Kirsten Kelley By Tim Hendricks attorney in Fact Pursuant to Power of attorney

Kirsten Kelley By: Tim Hendricks, Attorney in Fact, Pursuant to Power of Attorney of record in Instrument No. 20200305-0024745, Register's Office for Davidson County, Tennessee.

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, in and for said County and State, **Tim Hendricks**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged **himself** to be the Attorney-in-Fact for **Robert Kelley and Kirsten Kelley**, the within named bargainor, and that **he** as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for purposes therein contained, by signing the names of **Robert Kelley and Kirsten Kelley**, the within named bargainor by the said **Tim Hendricks** as such Attorney-in-Fact.

Witness my hand and seal on this 3rd day of March, 2020.

NOTARY PUBLIC
My Commission Expires: 10/26/2021

DENICE LYTLE
Notary Public
State of Tennessee, Wilson County
My Comission Expires
October 26, 2021



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $128,300.00.

Affiant

SWORN TO and subscribed before me this 3rd day of March, 2020

NOTARY PUBLIC
My Commission Expires: 10/26/2021

DENICE LYTLE
Notary Public
State of Tennessee, Wilson County
My Comission Expires
October 26, 2021

