THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200326025** Karen Johnson Davidson County Batch# 387022 DEEDWARR 04/16/2020 02:36:30 PM 4 pgs Fees: $23.00 Taxes: $1,184.00 20200416-0040108	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ COFFEE) The actual consideration or value, whichever is greater, for this transfer is: $320,000.00 Affiant Subscribed and sworn to before me, this 2nd day of April, 2020. Notary Public My Commission Expires: 9.29.20 KIMBERLEY P. SMITH NOTARY PUBLIC STATE OF TENNESSEE FRANKLIN COUNTY

WARRANTY DEED

Address New Owner: Hae K. Bennett 601 Old Hickory Boulevard, Unit 18 Brentwood TN 37027	Send Tax Bills To: New Owner HAE K. BENNETT 2014 GIBSON TRAIL MURFREESBORO, TN 37128	Tax Information: Tax Parcel ID No. 171-03-0B-212.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert G. Swindell, Jr. and Karen Swindell Withers, Co-Trustees of The Robert G. Swindell Living Trust established by the Revocable Trust Agreement of Robert G. Swindell, dated September 25, 2006** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Hae K. Bennett and John B. Compton, as tenants in common with right of survivorship**, ("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 18 , as shown on the map entitled Phase Two, Section Six Townhomes of Fredericksburg, of record in Plat Book 9700, pages 953-954, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ROBERT G. SWINDELL, TRUSTEE OF THE ROBERT G. SWINDELL LIVING TRUST ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF ROBERT G. SWINDELL, DATED SEPTEMBER 25, 2006, by deed from HOLLY DAVIS, of record in Instrument No. 20140703-0058999 , dated June 30, 2014 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 171-03-0B-212.00 CO.

Cable Television Easement and Maintenance Agreement of record in Instrument No. 20000516-0049387, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 8920, page 65, Book 10126, page 435, Book 11550, page 531, amended in Book 9860, page 840, Book 10224, page 683, Book 11682, page 75, Instrument No. 20000718-0070558, re-recorded in Instrument No. 20050705-0076596, said Register's Office.

ByLaws of record in Book 8920, page 45, Book 11550, page 554, Book 10126, page 486, Book 10275, page 959, Book 10694, page 539 and Instrument No. 20150102-0000219, said Register's Office.

This is improved property located at 601 Old Hickory Boulevard, Unit 18 Brentwood TN 37027

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

And Grantor covenants that it is 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, its 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 2nd day of April, 2020.

The Robert G. Swindell Living Trust

CO-TRUSTEE

BY: Robert G. Swindell, Jr., Co-Trustee

STATE OF Florida)
COUNTY OF Pinellas)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert G. Swindell, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Co-Trustee for The Robert G. Swindell Living Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 2 day of April, 2020.

Notary Public
My Commission Expires: 9/7/2020

FARIDA NATHANI
Notary Public - State of Florida
Commission # GG 027877
My Comm. Expires Sep 7, 2020
Bonded through National Notary Assn.

The Robert G. Swindell Living Trust

BY: Karen Swindell Withers, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karen Swindell Withers, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Co-Trustee for The Robert G. Swindell Living Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 3rd day of February, 2020.

Notary Public
My Commission Expires: 7.9.22



True Copy Certification

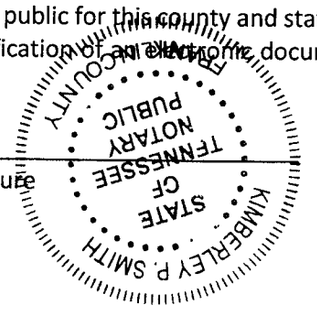
I, Cecelia D. Prestwood, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Franklin

Personally appeared before me, Cecelia D. Prestwood, a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature



My Commission Expires: 09.29.2020