Karen Johnson Davidson County
Batch# 389634 DEEDWARR
04/22/2020 10:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,343.10
20200422-0042191

This instrument prepared by:
Franklin- Momentum Title, LLC
1704 Charlotte Avenue
105
Nashville, TN 37203
File Number: 7-20-6921

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $363,000.00.

Affiant

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

Subscribed and sworn to before me, this the ~~17th~~ 21st day of April, 2020.

Notary Public
My Commission Expires: OCT 2 0 2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael Schultz-Frohlich 3457 Cobble Street Nashville, TN 37211	New Owners	172-12-0B-318.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Stephanie Benton and John Benton, wife and husband**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Michael Schulze-Frohlich, single man**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 529 on the Plan of Section Thirteen, Bradford Hills of record in Plat Book 7900, Page 661, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John R. Benton and wife, Stephanie C. Benton, by deed from John S. Benton and wife, Mary Benton, of record in Instrument No. 20091106-0102782, Register's Office for Davidson County, Tennessee, dated October 26, 2009 and recorded on November 6, 2009.

This is ☒ improved or ☐ unimproved property located at: **3457 Cobble Street, Nashville, TN 37211**.

This conveyance is made subject to 1) Property taxes for the year 2020, and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, their heirs and assigns, against the lawful claims of all persons

whomsoever. Whenever used, the singular number 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 17th day of April, 2020.

GRANTOR:

Stephanie Benton

John Benton

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Stephanie Benton and John Benton, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of April, 2020.

Notary Public
My Commission expires: 9-11-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202004220042191

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

