This Instrument Prepared By ~~and Returned To:~~

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20202953

~~After Recording Return To The Above.~~

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$325,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 23rd day of April, 2020.

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 3/15/2021

WARRANTY DEED

Karen Johnson Davidson County
Batch# 393523 DEEDWARR
04/29/2020 02:58:06 PM 2 pgs
Fees: $13.00 Taxes: $1,202.50
20200429-0044987

THIS INDENTURE, made this 23rd day of April, 2020, among:

JULIE BELLINGER BRANDSTETTER, A MARRIED PERSON

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

MATTHEW CARTER DORTON AND KENOA L. DORTON, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 145 on the Plan of Whispering Hills, Section I of record in Plat Book 2331, Page 84, 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 Lydia J. Bennett by Warranty deed from Ricky E. Powell and Jane E. Powell of record in Instrument No. 20010502-0045077 Register's Office for Davidson County, Tennessee, dated April 27, 2001 and recorded on May 02, 2001.

Being the same property conveyed to Julie Bellinger Brandstetter, a married person by Warranty deed from Lydia J. Bennett, married of record in Instrument No. 20180702-0063852 Register's Office for Davidson County, Tennessee, dated June 28, 2018 and recorded on July 02, 2018.

Being also known as 498 Whispering Hills Drive Nashville, Tennessee 37211.

John Brandstetter joins in executing this deed, conveying any marital interest he may have in said property.

RETURN TO
RUDY TITLE AND ESCROW, LLC

FILE NUMBER G VRES 20 498

2012 21ST AVENUE SOUTH
NASHVILLE, TN 37212

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Julie Bellinger Brandstetter

John Brandstetter

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Julie Bellinger Brandstetter and John Brandstetter, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of April, 2020.

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 5/15/2021

Owner Name & Property Address:

Name: Carter Dorton and Kenoa Dorton
Address: 498 Whispering Hills Drive
City, State, Zip: Nashville, TN 37211

Responsible Party For Taxes:

Name: Carter Dorton and Kenoa Dorton
Address: 498 Whispering Hills Drive
City, State, Zip: Nashville, TN 37211

Tax ID: 147-15-0-199.00