Karen Johnson Davidson County
Batch# 400038 DEEDWARR
05/14/2020 01:28:30 PM 3 pgs
Fees: $18.00 Taxes: $806.60
20200514-0050211

File No.

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 218,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF May, 2020

Notary Public

MY COMMISSION EXPIRES: 2/15/2021
(AFFIX SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

**THIS INSTRUMENT WAS PREPARED BY**
Donald R. Barrett, Jr., Esq.
Sidwell & Barrett, P.C.
121 First Avenue South
Franklin, TN 37064

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| C/O NEI GLOBAL RELOCATION COMPANY | C/O NEI GLOBAL RELOCATION COMPANY | 094160E01600CO |
| (NAME) | (NAME) | |
| 2707 N. 118TH STREET | 2707 N. 118TH STREET | |
| (ADDRESS) | (ADDRESS) | |
| OMAHA, NE 68164 | OMAHA, NE 68164 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, ( I / We ), SCOTT BENJAMIN AND CATHERINE BENJAMIN, husband and wife, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey **N. P. DODGE, JR., AS TRUSTEE UNDER THE TRUST AGREEMENT DATED THE 14th DAY OF OCTOBER, 1985, AND AMENDED ON NOVEMBER 14, 2019 TO PROVIDE FOR N. P. DODGE, III AS AN ADDITIONAL TRUSTEE TO SERVE ALONG WITH N. P. DODGE, JR., KNOWN AS THE TRUST BETWEEN NATIONAL EQUITY, INC., A NEBRASKA CORPORATION AND N. P. DODGE, JR.**, hereinafter called the grantee(s), his successors 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 Unit 16 on the Plan of Spence Enclave Townhomes, a Planned Unit Development as shown on Exhibit A-2 to the Declaration of Covenants, Conditions and Restrictions establishing the Spence Enclave Townhomes of record as Instrument Number 20061213- 0153595, 20080222-0017508, 20080423-0041404, and 20080507-047102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.**

Being the same property conveyed to Scott Benjamin and Catherine Benjamin, husband and wife, by Warranty Deed from Danny Brazzell, unmarried, dated 11/03/2017 and recorded 11/07/2017, of record in Instrument 201711070114516, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to:

See Schedule "A" for Exceptions

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record (6) easements, restrictions, building setback lines, covenants, agreements and mineral exceptions, if any, of record

unimproved ☐

This is improved ☒ property, known as 705 SPENCE ENCLAVE LANE, NASHVILLE, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his successors and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), his successors 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 my/our hands this 8th day of April, 2020.

SCOTT BENJAMIN

Catherine Benjamin

CATHERINE BENJAMIN

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named SCOTT BENJAMIN, 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 at office this 8 day of April, 2020.

Commission expires:

JOHN HINTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named CATHERINE BENJAMIN, 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 at office this 8 day of April, 2020

Commission expires:

JOHN HINTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

**File Number:**

## RETURN TO:

**RETURN TO**
**Stewart Title Company**
**1630 NW Broad St., Suite 100**
**Murfreesboro, TN 37129**
**File #** _____

**True Copy Certification**

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

# Schedule "A"

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.

2. Rights or claims of parties in possession not shown by the public records.

3. Easements, or claims of easements, not shown by the public records.

4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

5. Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records.

6. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

7. Restrictions upon the use of the premises not appearing in the chain of title to the land.

8. Taxes for 2020 and subsequent years, a lien not yet due and payable.

9. Covenants, conditions, easements and restrictions recorded in Instrument 200611150141672 and Amendments recorded as Instrument 200611170142842, Instrument 200612130153595, Instrument 200802220017508, Instrument 200804230041404, Instrument 200805070047102, Instrument 201004270031915 and Scrivener's Affidavit and Correction Instrument recorded in Instrument 201004280032407 and Amendment recorded in Instrument 201211160105801, Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

10. Easement recorded in Book 437, Page 45, Register's Office for Davidson County, Tennessee.

11. Easement recorded in Book 437, Page 54, Register's Office for Davidson County, Tennessee.

12. Grant of Transmission Line Easement recorded in Book 1814, Page 594, Book 1814, Page 597 and Book 2026, Page 616, Register's Office for Davidson County, Tennessee.

13. Right of Way Deed Easement recorded in Book 2074, Page 419, Register's Office for Davidson County, Tennessee.

14. Easement recorded in Book 5015, Page 699, Register's Office for Davidson County, Tennessee.

15. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage recorded in Book 5666, Page 656, Register's Office for Davidson County, Tennessee.

16. StormWater Detention Agreement Easement recorded in Instrument 200512190151715, Register's Office for Davidson County, Tennessee.

17. Exception to Easement recorded in Instrument 200602100016418 and Instrument 200602100016424, Register's Office for Davidson County, Tennessee.

18. Agreement for Dedication of Easement recorded in Instrument 200901070001684, Register's Office for Davidson County, Tennessee.

19. Lease of record in Book 7672, Page 112, Register's Office for Davidson County, Tennessee.

20. If improvements are completed after January 1 of any year, the Law requires supplemental assessment for the year in which the improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of TCA 67-5-603, et seq.