THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200526915

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $325,000.00.

Elizabeth Murray Benson
Affiant

Subscribed and sworn to before me, this 22nd day of May, 2020.

Notary Public
My Commission Expires: 03/07/2023

STATE OF TENNESSEE NOTARY PUBLIC WILLIAM E GRONES DAVIDSON COUNTY My Commission Expires 03-07-2023

Karen Johnson Davidson County
Batch# 406745 **DEEDWARR**
05/27/2020 01:53:55 PM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20200527-0054578

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Elizabeth Murray Benson 249 Westchase Drive Nashville TN 37205	New Owner	Tax Parcel ID No. 116 03 0F 049.00

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, **Susan S. Cooney and C. Hayes Cooney, Jr. as joint tenants with right of survivorship** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elizabeth Murray Benson, a single woman** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A Condominium Apartment in Davidson County, Tennessee, Being Unit No. 249 of Westchase Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, Page 427 amended in Book 6250, Page 43 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to C. Hayes Cooney, Susan S. Cooney and C. Hayes Cooney, Jr., as joint tenants with right of survivorship by Warranty Deed from Meredith G. Palmer Nelson, married, in Instrument No. 20060804-0095456, in the Register's Office of Davidson County, Tennessee, dated July 31, 2006 and recorded on August 4, 2006.

C. Hayes Cooney died on June 5, 2018, leaving Susan S. Cooney and C. Hayes Cooney, Jr. as owners by rights of survivorship.

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.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE II WESTCHASE CONDOMINIUM APARTMENTS, as recorded in Plat Book 5200, Page(s) 427, as amended in Plat Book 6250, Page 43.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing PHASE II WESTCHASE CONDOMINIUM APARTMENTS Condominium of record in Book 6097, Page 266, as amended by instrument(s) of record in Book 6112, Page 677; Book 6341, Page 380 and Book 6866, Page 362; also subject to easements, rights

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Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RVRES-20-249

and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easements recorded in Instrument Nos. 20050509-0052106 and 20100219-0012994.

This is improved property located at 249 Westchase Drive Nashville TN 37205

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 22nd day of May, 2020.

Susan S Cooney
Susan S. Cooney

C. HAYES COONEY JR
C. Hayes Cooney, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Susan S. Cooney and C. Hayes Cooney, Jr., with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of May, 2020.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022