THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200426666** Karen Johnson Davidson County Batch# 406810 **DEEDWARR** 05/27/2020 03:22:54 PM 2 pgs Fees: $13.00 Taxes: $2,127.50 20200527-0054674	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $575,000.00. Affiant Subscribed and sworn to before me, this 27th day of May, 2020. Notary Public My Commission Expires:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-25-2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William A. Benson, V and Suzanne M. Benson 1309 Falkirk Court Nashville TN 37221	CapStar Bank 2002 Richard Jones Rd Ste 300A Nashville TN 37215	Tax Parcel ID No. 142-16-0A-090.00 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, **Stephen R. Hays and Deborah S. Hays, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **William Archibald Benson, V and Emily Suzanne McEver Benson, husband and wife** ("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 Lot(s) 90, as shown on the map entitled Plat of Phase Two of Devon Park, a Planned Unit Development, of record in Plat Book 6250, page 432, 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 STEPHEN R. HAYS and DEBORAH S. HAYS, HUSBAND AND WIFE, by deed from GLENN S. THOMAS AND SPOUSE JULIANNE B. THOMAS, of record in Book 11550, page 204 , dated June 28, 1999 , 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. 142-16-0A-090.00 CO.

Matters shown on the Plan of record in Plat Book 6250, page 432, said Register's Office.

Storm Water Detention Agreement of record in Book 6145, page 252 and Book 6503, page 144, 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 6176, page 7, amended in Book 6541, page 542, Book 6967, page 156, said Register's Office.

This is improved property located at 1309 Falkirk Court Nashville TN 37221

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 27th day of May, 2020.

Stephen R. Hays by Sam Coleman, his Attorney-in-Fact

Deborah S. Hays by Sam Coleman, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sam Coleman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Stephen R. Hays and Deborah S. Hays and that he is authorized by Stephen R. Hays and Deborah S. Hays to execute this instrument on their behalf.

Witness my hand, at office, this 27th day of May, 2020.

Notary Public

My Commission Expires: _____

