Karen Johnson Davidson County
Batch# 406836 DEEDWARR
05/28/2020 07:06:30 AM 3 pgs
Fees: $18.00 Taxes: $721.50
20200528-0054714

Name and Address of New Owner:
Amanda Dean, Trustee of The 4611 Saunders Avenue Trust
P. O. Box 160071
Nashville, TN 37216

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 051-15-0-023.03

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Charles Lyle Benner and wife, Linda Mae Benner**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Amanda Dean, Trustee of The 4611 Saunders Avenue Trust,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A tract of land in the 11th Civil District of Davidson County, Tennessee, being part of Lot No. 7 on the Plan of Craighead Lands, as of record in Minute Book 1, pages 108 and 109, and in Plan Book 1, page 20, Chancery Court at Nashville, described according to a survey made by J.B. Wauford & Company, Consulting Engineers, August 23, 1962, as follows: Beginning at a point in the westerly margin of Saunders Avenue, said point being south 2 degrees 31' east 180 feet from the southeast corner of property conveyed to James E. Bates and wife, by deed from Frank S. King, Jr., Trustee, of record in Book 3502, page 358, said Register's Office; thence westerly 180 feet; thence south 2 degrees 22' west 90.3 feet; thence easterly 187.7 feet to the westerly margin of Saunders Avenue; thence with the same north 2 degrees 31' west 90 feet to the beginning.

Being the same property conveyed to Charles Lyle Benner and wife Linda Mae Benner by Warranty deed from Estate Wayne Allen Orton, of record in Instrument No. 20080522-0052559, Register's Office for Davidson County, Tennessee, dated May 07, 2008 and recorded on May 22, 2008.

Being also known as 4611 Saunders Avenue, Nashville, Tennessee 37216-1220.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 21st day of May, 2020.

_____(SEAL)
Charles L. Benner

_____(SEAL)
Linda Mae Benner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Charles Lyle Benner and Linda Mae Benner, 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 this 21st day of May, 2020.

STEVEN PAUL DISSER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

_____
Notary Public
My commission expires: 3/8/21

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $195,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
21st day of May, 2020.

_____
Notary Public
My commission expires: 11/8/22

MELISSA R SHAFFER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

File No. 2020-761

Certificate of Authenticity

I, Steven Disser, 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 TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

202005280054714