BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Name and Address of New Owner:
Bethany Duval
1615-C 6th Avenue North
Nashville, TN 37208

Send Tax Bills To:
Bethany Duval

Karen Johnson Davidson County
Batch# 423635 DEEDWARR
06/23/2020 11:54:59 AM 2 pgs
Fees: $13.00 Taxes: $869.50

20200623-0067549

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 081120L00300CO

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, **Hillary Eve Benton, married** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Bethany Duval, unmarried,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT C ON THE PLAN OF CITY VIEW CONDOS ON 6TH, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66 SECTION 27-101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED AND BY-LAWS OF RECORD IN INSTRUMENT NO. 20080730-0077863, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF CITY VIEW CONDOS ON 6TH AS SHOWN AS AN ATTACHMENT OT THE MASTER DEED, OR RECORD AS AFOREMENTIONED, SAID REGISTER'S OFFICE TO WHICH MAP REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

Being the same property conveyed to Hillary Eve Benton by Warranty Deed from Lawrence Tyner and Nancy Tyner, husband and wife, recorded on October 22, 2019, and of record in Instrument No. 20191022-0108315, Register's Office for Davidson County, Tennessee.
Hillary Eve Benton NKA Hillary Eve Benton Gainous. This is not nor has it ever been Hillary Eve Benton Gainous's marital residence.

BEING THE SAME PROPERTY CONVEYED TO LAWRENCE TYNER AND NANCY TYNER, HUSBAND AND WIFE, BY QUITCLAIM DEED FROM LAWRENCE TYNER, RECORDED ON FEBRUARY 13, 2017, OF RECORD IN INSTRUMENT NO. 20170213-0014857, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 1615-C 6TH AVE., NORTH, NASHVILLE, TENNESSEE 37208.

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 22nd day of June, 2020.

Hillary Eve Benton (SEAL)
Hillary Eve Benton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of June, 2020, before me personally appeared Hillary Eve Benton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

NIKKI DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Nikki Davis
Notary Signature
My commission expires: 8/21/2023

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 $235,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Drew L. Williams
(Affiant)

Sworn to and subscribed before me this
22nd day of June, 2020.

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Commission Expires August 30, 2021

Notary Public
My commission expires:
File No. 2020-1280