Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 428065 **DEEDWARR**
06/29/2020 11:46:52 AM 2 pgs
Fees: $13.00 Taxes: $1,461.13

20200629-0070083

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $394,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of June, 2020.

Notary Public

MY COMMISSION EXPIRES: 2-26-24 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joshua A. Bennett	New Owner	173090A023.00 CO
(NAME)	(NAME)	
7112 Lenox Village Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Rebel Moore, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Joshua A. Bennett and Jamie A. Bennett, husband and wife, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 21 on the plan of Section One, Lenox Village, of record in Instrument No. 20020319-0033866, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Rebel Moore, unmarried, from Courtney Jones, an unmarried woman, by Deed dated October 15, 2018 and as of record in Instrument No. 20181017-0102812, said Register's Office.

Subject to any and all matters and notes on plat of record in Instrument No. 20020319-0033866, Register's Office, Davidson County, Tennessee.

Convenants, conditions, and restrictions as set forth in instrument recorded in Instrument No. 20020315-0032826, said Register's Office.

Master Deed of record in Instrument No. 20020315-0032825, said Register's Office.

Easement for sanitary sewer and storm drainage of record in Book 7361, page 230, Book 7985, page 449, Instrument No. 20010918-0100850, and Instrument No. 20011129-0130322, said Register's Office.

Easement for water main of record in Instrument No. 20011112-0123853, said Register's Office.

Easement for storm water detention of record in Instrument No. 20020408-0042676, said Register's Office.

Homeowner's Assocation Charter of record in Instrument No. 20010412-0045831, said Register's Office.

Access Easement of record for Lord's Chapel Church of record in Instrument No. 20010103-0000902. said Register's Office.

Easement for the flow of water of Mill Creek and the rights of the public therein.

Conveyance of common area of record in Instrument No. 20020501-0053757, and as rerecorded in Instrument No. 20020507-0056338, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 7112 Lenox Village Drive, Nashville, TN 37211
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs 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 hand this 25th day of June, 2020.

Rebel Moore

STATE OF TENNESSEE

COUNTY OF Robertson

On this 25th day of June, 2020, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Rebel Moore**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
2-26-24

Notary Public, Frankie Matthews

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER