Karen Johnson Davidson County
Batch# 428216 DEEDWARR
06/29/2020 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $2,368.00
20200629-0070304

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $640,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/5/21 (AFFIX SEAL)

MISTY M. NEWCOMB STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 7/5/2021

Y-SB-VRES-20-712

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Benjamin C. Mosley	Churchill Mortgage Corp	
(NAME)	(NAME)	
712 Benson St	1749 Mallory Lane Ste 100	**083-06-0-226.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MATTHEW G. MORGAN AND WIFE, JENNIFER J. MORGAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BENJAMIN C. MOSLEY, SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the southerly 50 feet of Lot No. 3 on the unrecorded plan of part of Lot No. 2 of the plan of the Martha Martin lands as of record in Book 161, page 101, Register's Office for Davidson County, Tennessee, formerly referred to as being in Book 8, pages 441 and 442, said Register's Office and also part of a 15 foot alley that was never accepted and has been abandoned and closed according to a survey by Erle Drake, County Surveyor, May 30, 1919, as follows:

Beginning at a point in the Westerly margin of Benson Avenue at the Northwest intersection of said Avenue and the first alley North of Eastland Avenue; thence along the Northerly margin of said alley Westerly 214.8 feet plus 15 feet making a total of 229.8 feet to a point in the rear crossing an old 15 foot alley; thence Northerly 50 feet to a point; thence East 229.8 feet to a point in the Westerly margin of Benson Avenue; thence with the Westerly margin of Benson Avenue 50 feet to the point of beginning.

Being the same property conveyed to Matthew G. Morgan and wife, Jennifer J. Morgan by Warranty deed from Betty O. Place, unmarried of record in Instrument No. 20000927-0095861 Register's Office for Davidson County, Tennessee, dated September 22, 2000 and recorded on September 27, 2000.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 101, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5642, Page 244, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **712 Benson St, Nashville, Tennessee 37206**.

Witness my/our hand(s) this the 26th DAY OF JUNE, 2020.

Matthew G. Morgan

Jennifer J. Morgan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW G. MORGAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of June, 2020.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIFER J. MORGAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of June, 2020.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

True Copy Certification

I, Steve Berneman 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 Tennessee

County of Davidson

Personally appeared before me, Sondra Mounger a notary public for this county and state, Steve Berneman acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-23-2021
Notary Seal (if on paper)

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021