SEND TAX STATEMENTS TO NAME AND ADDRESS OF NEW OWNERS:

Sigma Properties, LLC.
601 Pebblebrook Rd.
Mableton, GA 30126

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN FOR WHICH THE PREPARER ASSUMES NO RESPONSIBILITY.
PREPARED BY:
TRI-STAR TITLE CO., LLC.
106 E. COLLEGE STREET
MURFREESBORO, TN 37130

MAP: 043 05 0
PARCEL: 093.00

Karen Johnson Davidson County
Batch# 439268 DEEDWARR
07/16/2020 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $556.85
20200716-0078456

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum and amount of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned, **MARY ANN BENTON, a single person,** has this day bargained and sold and does hereby transfer and convey unto, **SIGMA PROPERTIES, LLC, a Tennessee Limited Liability Company,** its successors and assigns, forever, a certain tract or parcel of realty situated in Davidson County, State of Tennessee and being more particularly described as follows, to-wit:

BEING the southerly one-half of Lot No. 11, Block "D" on the Map of Crestview Estates, as of record in Book 843, page 81.

Said southerly one-half of Lot No. 11 fronts 50.5 feet on the westerly side of Bixler Avenue and runs back between parallel lines, 192.5 feet to a dead line.

BEING the same property conveyed to Mary Ann Benton by Quitclaim Deed from Bobby Jean Benton, dated September 7, 2001 and appearing of record in Instrument #20010912-0099404, of the Register's Office for Davidson County, Tennessee.

THIS property is subject to all matters shown on plan of record in Plat Book 843, page 81, Register's Office for Davidson County, Tennessee.

THIS property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

POSSESSION of premises with delivery of deed.

REAL PROPERTY TAXES for 2020 will prorated between the parties herein.

This is improved property known as 703 Bixler Avenue.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, its successors and assigns, forever.

I further covenant with the said grantee, that I am lawfully seized and possessed of said real estate; that I have a good right to convey the same, and that it is unencumbered except for the 2020 real property taxes, which taxes have been prorated between the parties herein and the grantor having paid her pro-rata share unto the grantee; the grantee assumes and agrees to pay the same when due.

I do further covenant and bind myself, my heirs, assigns and representatives to forever warrant and defend the title to the said real estate unto the said grantee, its successors and assigns, forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 16th day of July, 2020.

Mary Ann Benton

STATE OF TENNESSEE)
: ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for the state and County aforesaid, the within named **Mary Ann Benton**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee, on this the 16th day of July, 2020.

NOTARY PUBLIC

TRACEY GULLETT STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

My Commission Expires: 01/24/21

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater is $150,500.00 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 the 16th day of July, 2020.

NOTARY PUBLIC

TRACEY GULLETT STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

My commission expires: 1/24/21

TRUE COPY CERTIFICATION

I, **TRACEY GULLETT**, 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.

TRACEY GULLETT

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, Lindsey Frye, a notary public for this county and state, Tracey Gullett, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My commission expires: 5·16·2022

LINDSEY FRYE
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY