This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-7861

Karen Johnson Davidson County
Batch# 440114 DEEDWARR
07/17/2020 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $747.40
20200717-0078936

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $202,000.00.

Julie Baily
Affiant

Subscribed and sworn to before me, this the 13th day of July, 2020.

Carmen Coats
Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ben Maiden and Karen Bell 607 Ben Allen Road Nashville, TN 37216	Mortgage Investors Group 8320 East Walker Springs Suite 200 Knoxville, TN 37923	061-00-0-024-04

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Evelyn Morgan Flick, a single woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Benjamin G. Maiden and Karen A. Bell, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BGM
KAB

Land in the 12th Civil District of Davidson County, Tennessee, described according to a survey made by Stephen A. Draper, Surveyor, dated May 24th 1962 as follows:

Beginning in the easterly margin of Ben Allen Road, 485 feet from the corner of Lot No. 246 in Maplewood Heights Subdivision, of record in Book 547, Page 103, in the Register's Office for Davidson County, Tennessee; thence North 17 degrees 45 minutes West 52 feet; thence North 72 degrees 15 minutes East 400 feet to the Nicken's line; thence South 17 degrees 45 minutes East 50 feet; thence South 72 degrees West 400 feet to the beginning.

Being the same property conveyed to Evelyn Morgan Flick, a single woman by Warranty deed from Susan Murphy of record in Instrument No. 20170301-0020102 Register's Office for Davidson County, Tennessee, dated February 26, 2017 and recorded on March 1, 2017.

This is improved property located at: **607 Ben Allen Road, Nashville, TN 37216**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of July, 2020.

GRANTOR:

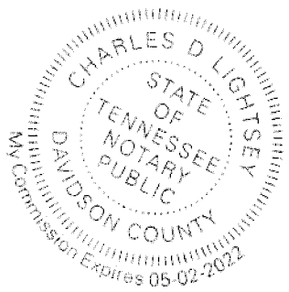
Evelyn Morgan Flick

Evelyn Morgan Flick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Evelyn Morgan Flick, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of July, 2020.



Notary Public
My Commission expires: 5/2/22

True Copy Certification

I, **Angie Lawless**, 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, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022