Karen Johnson Davidson County
Batch# 440801 DEEDWARR
07/20/2020 01:29:08 PM 2 pgs
Fees: $13.00 Taxes: $3,333.70
20200720-0079431

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (1933-2017)*

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

W & I Ref: (DM) Title No.: 61074
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Roberts Clark Benton Sarah A. Benton 4311 Estes Road Nashville, TN 37215	NEW OWNER

TAX MAP PARCEL NUMBERS: 13004002300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$901,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Samuel J. Belk and Fabra H. Belk**, husband and wife, hereinafter called the **Grantors**, have bargained and sold, and by these presents does hereby transfer and convey unto **Roberts Clark Benton and Sarah A. Benton**, husband and wife, hereinafter called the **Grantees**, Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Esteswood Subdivision of record in Book 974, page 30, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Samuel J. Belk and wife, Fabra H. Belk by Warranty Deed from Joseph Greer Cummings, Jr. and wife Mary L. Cummings, dated August 20, 1999 and recorded on August 24, 1999 of record in Book 11632, page 45, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2020, and subsequent years; All Matters shown on the Plan of record in Book 974, page 30, said Register's Office. Restrictions contained in instruments of record in Book 1166, page 36, said Register's Office.

This is improved property, known as 4311 Estes Road, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 13th day of July, 2020.

Samuel J. Belk **Fabra H. Belk**

State of Tennessee

County of Davidson

On this 13th day of July, 2020, before me the undersigned authority, personally appeared Samuel J. Belk and Fabra H. Belk, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 09-25-2022

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $901,000.00.

Affiant

Sworn and subscribed before me this 13th day of July, 2020.

Notary

My Commission Expires: _____

MCKENZIE TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024