This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $212,000.00.

Affiant

Subscribed and sworn before me this the 24 day of July, 2020.

Notary Public
My commission expires: 9/18/22

Karen Johnson Davidson County
Batch# 444080 **DEEDWARR**
07/27/2020 10:46:11 AM 2 pgs
Fees: $13.00 Taxes: $784.40

20200727-0081895

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Courtney Benner & Sandy Benner 614 Neelys Bend Road Nashville, TN 37115	Homestar Financial Corp. 332 Washington St. NW Gainesville, GA 30501	052-02-0 220.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MICHELLE NESBIT AND ADAM M. GREINER, WIFE AND HUSBAND, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to COURTNEY BENNER AND SANDY BENNER, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being more particularly described as follows:

Being the west 100 feet of the north 150 feet of Lot No.4 on the Plan of the Subdivision of a part of the Chadwell Tract, as of record in Book 421, page 61, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 100 feet on the south side of Neely's Bend Road and ruris back between parallel lines, the west line running along the east line of Idlewood Avenue, 150 feet to a dead line.

Being the same property conveyed to Michelle Nesbit and Adam M. Greiner, wife and husband, as joint tenants, by deed from Mark L. Coleman and Donna W. Coleman, husband and wife, dated 07/31/2017, of record in Instrument No. 20170801-0078026, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 614 Neelys Bend Road, Nashville, TN 37115.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 24 day of July, 2020.

Michelle Nesbit

Adam M. Greiner

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michelle Nesbit and Adam M. Greiner, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24 day of July, 2020.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
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