THIS INSTRUMENT WAS PREPARED BY ~~and PLEASE RETURN TO:~~

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-SB-VRES-20-321

Karen Johnson Davidson County
Batch# 467194 **DEEDWARR**
08/31/2020 02:03:41 PM 2 pgs
Fees: $13.00 Taxes: $1,664.63

20200831-0098647

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
David Earl Saunders and Lindsey C. Saunders 521 Edwin Street Nashville, TN 37207	new owner	071-08-0-356

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Peter John Bentley and Caitlin Bentley, formerly Caitlin Elizabeth Dooley**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **David Earl Saunders and Lindsey C. Saunders, Husband and Wife**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 33, on the Plan of Section Two, Rawls Tract Subdivision, of record in Plat Book 1424, Page 84, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ca tlin Elizabeth Dooley unmarried and Peter John Bentley, unmarried, joint tenants with right of survivorship, by Warranty Deed from Project II, LLC, a Florida Limited Liability Company, of record on February 2, 2016, at Instrument No. 20160202-0009820, Davidson County Register of Deeds. Caitlin Elizabeth Dooley and Peter John Bentley are now married and she is known as Caitlin Bentley.

This property is commonly known as 521 Edwin Street, Nashville, TN 37207.
Note that a street address is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all 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 GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 25 **day of August, 2020:**

Peter John Bentley

Caitlin Bentley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Peter John Bentley,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 12 day of August, 2020:

Notary Public

My Commission Expires: 7-17-22

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Caitlin Bentley,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 25 day of August, 2020:

Notary Public

My Commission Expires: _____

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/31/2022

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$449,900.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 26th DAY OF August, 2020:

Notary Public

My Commission Expires: _____

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-2021