WARRANTY DEED

Karen Johnson Davidson County
Batch# 467220 **DEEDWARR**
08/31/2020 02:28:32 PM 2 pgs
Fees: $13.00 Taxes: $777.00

20200831-0098693

W-JS-20-707

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The Benton Group, LLC	new owner	
401 S Mt Juliet Rd #235 (NAME) **~~707 Myrtle Street~~**	(NAME)	**082-08-0-202.00**
Mt. Juliet, TN 37122 (ADDRESS) **~~Nashville, TN 37206~~**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PHYLLIS OCTAVIA GUASP, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THE BENTON GROUP, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of McNishs of the J.W. McFerrin 6 1/2 Acre Tract in East Nashville of record in Plat Book 57, Page 129, 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 a portion of the same property conveyed to Phyllis Octavia Guasp, married, by Quitclaim Deed from Phyllis Octavia Guasp, married, of record in Instrument No. 20200409-0037662, Register's Office for Davidson County, Tennessee, dated April 08, 2020 and recorded on April 09, 2020.

Being the same property conveyed to Phyllis Octavia Guasp by Quitclaim Deed from Eric O'Gara of record in Instrument No. 20200724-0081687, Register's Office for Davidson County, Tennessee, dated July 22, 2020 and recorded on July 24, 2020. The herein described property is not now nor ever has been the principal place of residence of the grantor herein.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- All matters shown on the Plan of record in Book 57, Page 129, Register's Office for Davidson County, Tennessee.
- A Deed of Trust by Lee J. Bush Sr., an unmarried man, trustor, to Robert M. Wilson, trustee, for the benefit of Countrywide Home Loans, INC, beneficiary, to secure a note in the original amount of $ 60,000.00 secured thereby, dated October 30, 2006, and recorded on November 06, 2006, of record as Instrument Number 20061106-0137826, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **707 Myrtle Street, Nashville, Tennessee 37206**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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/our hand(s) this the 24th DAY OF AUGUST, 2020.

Phyllis Octavia Guasp by John Gleaves
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of PHYLLIS OCTAVIA GUASP, and who acknowledged he/she/they executed the same as the free act and deed of the said PHYLLIS OCTAVIA GUASP.

Witness my hand and official seal, this the 21st of August, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212