Karen Johnson Davidson County
Batch# 469088 DEEDWARR
09/03/2020 09:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,244.51
20200903-0100304

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $336,353.00.

Affiant

Subscribed and sworn to before me, this 31st day of August, 2020.

Notary Public

My commission expires: 2/11/2024

(Notary Stamp)

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Douglas Bendle, II and Jeanette Bendle	Movement Mortgage, LLC	**173-06-0B-051.00CO**
2313 Somerset Valley Drive	8024 Calvin Hall Rd	
Antioch, TN 37013	Indian Land, SC 29707	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Dennis R. Caveny and Danielle M. Caveny, husband and wife, tenants by the entirety

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Douglas Bendle, II and Jeanette Bendle, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 51 on the Plan of Final Plat, Phase One, Cambridge Park at Barnes Road Subdivision of record in Instrument No. 20120912-0082696, [Being incorrectly referenced on prior deed} 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 Dennis R. Caveny and Danielle M. Rendon, by Warranty Deed, from Atkins & Associates Homebuilders, Inc., dated January 5, 2015, of record in Instrument No. 20150108-0002084, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Dennis R. Caveny and Danielle M. Caveny, husband and wife, tenants by the entirety, by Quitclaim Deed, from Dennis R. Caveny and Danielle M. Caveny, formerly known as Danielle M. Rendon, dated August 6, 2018, of record in Instrument No. 20180814-0080413, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Instrument No. 20130702-0068358, amended in Instrument No. 20151208-0123306, Register's Office for Davidson County, Tennessee.
Charter for Homeowners Association of record in Instrument No. 20130702-0068358, in the Register's Office for Davidson County, Tennessee.
Storm Water Management Agreement of record in Instrument No. 20071227-0147964, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 2313 Somerset Valley Drive, Antioch, TN 37013.

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 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. 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 31st day of August, 2020.

Dennis R. Caveny

Danielle M. Caveny

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 31st day of August, 2020, before me personally appeared Dennis R. Caveny and Danielle Caveny, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of August, 2020.

Notary Signature
My commission expires:

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JUNE 12, 2021

File #: 20-548
RECORD & RETURN TO:
McCANN & HUBBARD
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027

True Copy Certification

I, Lori Patterson, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jackie Rudolph, a notary public for this county and state, Lori Patterson, 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: 02/11/2024

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON