THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow – Clarksville, LLC
116 Merchants Blvd. Ste. A
Clarksville, TN 37040
#2020100678

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVERIS GREATER, FOR THIS TRANSFER IS $ 212,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 8/22/22

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benaias Esayeas , Martha Areaya	Silverton Mortgage	059-08-0A-035.00
4173 Polk Forest Cir.	1201 Peachtree St. NE, Ste. 2050	
Nashville, TN 37207	Atlanta, GA 30361	

FOR AND 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, **DANIELLE GORDON, AN UNMARRIED PERSON** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BENAIAS ESAYEAS AND MARTHA AREAYA. AS JOINT TENANTS,** 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. 35 on the Plan of Park Preserve, a Cluster Lot PUD (Phase 1B)** of record in Plat at Instrument No. 20131125-0120909, 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 Danielle Gordon, an unmarried person by Special Warranty Deed from Habitat for Humanity of Greater Nashville, a Tennessee non-profit corporation of record in Instrument No. 20140613-0051979, Register's Office for Davidson County, Tennessee, dated June 12, 2014 and recorded on June 13, 2014.

Karen Johnson Davidson County
Batch# 501876 **DEEDWARR**
10/27/2020 09:33:18 AM 2 pgs
Fees: $13.00 Taxes: $785.88

20201027-0124216

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Unimproved ( )
This is improved (X) property, known as: **4173 Polk Forest Circle, Nashville, TN 37207**

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 and assigns forever; and we do covenant with 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.

Witnessed this the 22nd day of October, 2020.

Danielle Gordon

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

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

Witness my hand and official seal this the 22nd day of October, 2020.

My Commission expires 5/10/2021

Notary Public

