39B

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35917-11-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $760,000.00. Affiant Subscribed and sworn to before me this 18th day of November, 2020. Notary Public My Commission Expires:

EILEEN K. HOPKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

Karen Johnson Davidson County
Batch# 519589 DEEDWARR
11/20/2020 02:29:29 PM 3 pgs
Fees: $18.00 Taxes: $2,812.00

20201120-0136966

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Jane Siegel, Calvin Robinson Dyer 1710 Natchez Trace Nashville, TN 37212	FIRST HORIZON BANK 165 MADISON AVE MEMPHIS, TN 38103	Map and Parcel No.: 10407028100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Clayne Benson and Jodi M. Benson, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jane Meredith Siegel and Calvin Robinson Dyer, both unmarried, as joint tenants** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1710 Natchez Trace, Nashville, TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that it is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, theirs heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 18th day of November, 2020.

Clayne Benson by [signature] attorney-in-Fact
Clayne Benson
BY: George E. Mudter, Jr., Attorney-In-Fact

Jodi M. Benson by [signature] attorney-in-Fact
Jodi M. Benson
BY : George E. Mudter, Jr., 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, aforesaid, George E. Mudter, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said Clayne Benson and Jodi M. Benson and is authorized by the said Clayne Benson and Jodi M. Benson to execute this instrument on their behalf.

Witness my hand, at office, this 18th day of November, 2020.

[signature]
Notary Public

My Commission Expires:

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 and the northerly 9.0 feet of Lot 3 on the Plan of Geo T. Waddey's Subdivision of Lots No. 1, 2, 3, and 4 of Stokes and Marshall's Subdivision of record in Plat Book 421, page 42, the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 2 and part of Lot No. 3 front together 59.0 feet on the easterly side of Natchez Trace or 28th Avenue South, (formerly Compton Avenue) and run back between parallel lines 145.0 feet to an alley.

Being the same property conveyed to Clayne Benson and Jodi M. Benson, husband and wife, by deed dated August 29, 2018 from Peter G. Aberg and wife, Judy G. Aberg by deed, of record in Instrument No. 20180830-0086188, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2021 and subsequent years. Map and Parcel No. 10407028100.
2. All matters appearing on the Plan of record as Book 421, page 42, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenant for Detached Structure of record in Instrument No. 20090929-0090481, Register's Office for Davidson County, Tennessee.