Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File # 20MSB RRE-20-114

**THIS INSTRUMENT PREPARED BY:**

**The Row Title & Escrow, LLC**
**20 Music Square West, Suite 200**
**Nashville, TN 37203**

STATE OF Tennessee )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $340,000.00

Affiant

Subscribed and sworn to before me, this 20th day of November, 2020.

Notary Public
My Commission Expires: 07/09/24

Karen Johnson Davidson County
Batch# 521744 DEEDWARR
11/25/2020 01:42:56 PM 2 pgs
Fees: $13.00 Taxes: $1,258.00
20201125-0138492

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

# WARRANTY DEED

| Address New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Chad Bennett and Lisa J. Bennett<br>114 Colbert Way<br>Nashville, TN 37206 | New Owner | Tax Parcel ID No.<br>084-01-0F-014.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RONALD WLLIAM LANE, A MARRIED PERSON** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **CHAD BENNETT AND LISA J. BENNETT, HUSBAND AND WIFE** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

**Land in Davidson County, Tennessee, being Unit No. 14 on the plan of Joule, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of Joule, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160815-0084729, and amended as Instrument Nos. 20170426-0041065 and 20171204-0123409, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.**

**Being the same property conveyed to RONALD WILLIAM LANE, A MARRIED PERSON, by deed from JOULE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20170705-0067150, dated June 28, 2017, said Register's Office.**

*The spouse of RONALD WLLIAM LANE was not required to convey her marital interest in this property due to it being investment property and has no homestead rights.*

This is improved property commonly known as: **114 Colbert Way, Nashville, TN 37206**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that he has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 20th day of November, 2020.

Ronald William Lane by: Bradley T. Bald, Attorney in fact
**RONALD WLLIAM LANE by: Bradley T. Bald,**
**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, **BRADLEY T. BALD**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 20th day of November 2020.

MARGARET PHILPOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

Notary Public
My Commission Expires: _____