STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 12-19-20
(AFFIX SEAL)

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1139 NW Broad St. Suite 101
Murfreesboro, TN 37129

Karen Johnson Davidsor County
Batch# 523988 **DEEDWARR**
12/03/2020 10:49:34 AM 2 pgs
Fees: $13.00 Taxes: $962.00

20201203-0140445

13-NSH20-00683

Address of New Owner:	Send Tax Bills to:	Tax Information:
Matthew Beneson & Natalie Rankin 2701 Airwood Dr. Nashville, TN 37214	New owner	095-12-0-A-213.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Rachel Mowl now known as Rachel Lovett, Married** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **MATTHEW JACOB BENENSON, AN UNMARRIED MAN AND NATALIE RANKIN, AN UNMARRIED WOMAN AND DAVID J. BENENSON AND NANCY M. BENENSON, HUSBAND AND WIFE, ALL AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, hereinafter called the Grantees, their successors 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. 39, on the plan of Phase Two - Lakeland - Section Two, as shown by plat of record in Book 7900, Page 103, 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 Rachel Mowl, an unmarried woman by Special Warranty Deed from US Bank National Association, as Trustee for BAFC 2007-1, dated January 11, 2012, recorded February 16, 2012, of record in Instrument No. 20120216-0013578, in the Register's Office for Davidson County, Tennessee. Derek Lovett, Spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his martial interests, if any, in the subject property.

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 property is improved property known as: 2701 Airwood Dr., Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 24th day of November, 2020

Rachel Lovett

Derek Lovett

STATE OF TENNESSEE

COUNTY OF Rutherford

On this 24th day of November, 20 20, before me personally appeared Rachel Lovett and Derek Lovett 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 (or person's) free act and deed.

Notary Public
My Commission Expires: _____

SHELLY M. WALLING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-16-2022