Karen Johnson Davidson County
Batch# 537210 DEEDWARR
12/17/2020 01:52:30 PM 4 pgs
Fees: $23.00 Taxes: $886.15
20201217-0149610

Name and Address of New Owner:
William Bennett
39 Halsey Drive
Greenwich, CT 06870

Send Tax Bills To:
SWBC Mortgage
9311 San Pedro #100
San Antonio, TX 78216

This Instrument Prepared By:
Blueprint Title TN
901 Woodland Street, Suite 104
Nashville, TN 37206

Map & Parcel No: 075-04-0-243

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Michael Canterbury, Melinda Shoemaker and Janie S. Adams, Trustees of The Stanton Family Trust dated July 31, 2016 u/a Carolyn M. Stanton Living Trust**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **William Bennett,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, Being Lot. No. 566 of Tulip Grove Subdivision, Section 10, of record in Plat Book 5800, Page 199, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James W. Stanton and Michael Canterbury, as the Co-Trustees of the Stanton Family Trust dated July 31, 2016 u/a Carolyn M. Stanton Living Trust by Quitclaim Deed from James W. Stanton and Michael Canterbury, Co-Trustees of the Carolyn M. Stanton Living Trust dated November 23, 2000 dated October 28, 2016 and recorded November 9, 2016 as Instrument No. 20161109-0118691, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of December, 2020.

The Stanton Family Trust dated July 31, 2016 u/a Carolyn M. Stanton Living Trust

By: _____
Michael Canterbury, Trustee

By: _____
Melinda Shoemaker, Trustee

By: _____
Janie S. Adams, Trustee



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of December, 2020, before me personally appeared Michael Canterbury, Melinda Shoemaker, and Janie S. Adams, Trustees of The Stanton Family Trust dated July 31, 2016 u/a Carolyn M. Stanton Living Trust, 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 this 15th day of December, 2020.

_____
Notary Signature

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $239,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 15th day of December, 2020.

Notary Public

BRIAN K. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 9/28/2024

True Copy Certification

I, Steve Berneman 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 herewith 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 Davidson

Personally appeared before me, Sondra Mounggey a notary public for this county and state, Steve Berneman acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-23-2021
Notary Seal (if on paper)

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021