Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $570,000.00.

Affiant

Subscribed and sworn to before 21st day of December, 2020.

Notary Public
My Commission Expires: 9-622

Karen Johnson Davidson County
Batch# 541934 **DEEDWARR**
12/23/2020 11:59:45 AM 2 pgs
Fees: $13.00 Taxes: $2,109.00
20201223-0152964

2020-754

Address of New Owner:	Send Tax Bills to:	Tax Information:
Ben Flatt, Jr. and Paige Flatt	Data Mortgage, Inc. dba Essex Mortgage	
604 Glenmore Place	2200 W Orangewood Ave., Suite 150	161-01-0B-002.00-CO
Nashville, TN, 37220	Orange, CA 92868	

WARRANTY DEED

For and in 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

Stephen L. Rhodes and wife, Ramona Rhodes,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Ben Flatt and Paige Flatt, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat of Phase One, Aberdeen Woods of record in Plat Book 9700, Page 589, 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 Stephen L. Rhodes and wife, Ramona R. Rhodes by Warranty deed from Zaring Homes, Inc of record in Book 11007, page 446, Register's Office for Davidson County, Tennessee, dated July 02, 1998 and recorded on July 06, 1998.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **604 Glenmore Place, Nashville, TN 37220.**

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.

Witness our hands this 21st day of December, 2020.

Stephen L. Rhodes

Ramona R. Rhodes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen L. Rhodes and Ramona R. Rhodes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of December, 2020.



Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022