Karen Johnson Davidson County
Batch# 543960 DEEDWARR
12/31/2020 12:40:46 PM 2 pgs
Fees: $13.00 Taxes: $4,736.00
20201231-0155110

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

2020-1911

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,280,000.00.

AS
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th day of December, 2020.

Notary Public

(Affix Seal)
My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Michelle Kennedy 3412 Benham Avenue Nashville, TN 37215	NEW OWNER	117-07-0-096.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Brandon K. Jones, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Michelle Kennedy, unmarried**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows:

Being Unit B of the Homes at 3410 & 3412 Benham Avenue, a Planned Unit Development, as shown on Exhibit "C" in the Declaration of Covenants, Conditions, and Restrictions for the Homes at 3410 & 3412 Benham Avenue, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotate Section 66-27-103(b) of record in Instrument No. 20180502-0041622, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the unit, property, co-owners, and tenants of the Homes at 3410 & 3412 Benham Avenue, a Horizontal Property Regime, contained in said Declaration, the plat filed as Exhibit "C" to said Declaration appearing in Instrument No. 20180502-0041622 and Bylaws appended thereto as Exhibit "B," said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Brandon K. Jones by Warranty Deed from Aspen Construction, LLC, dated May 17, 2019 and recorded June 6, 2019 in Instrument No. 201906060054193, Register's Office for Davidson County, Tennessee. BRANDON K. JONES AND BRANDON JONES BEING ONE AND THE SAME.

( ) unimproved
This is (X) improved property know as 3412 Benham Avenue, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 30th day of December, 2020.

Brandon Jones

State of Tennessee
County of Davidson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Brandon Jones, the bargainor(s), 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.

Witness my hand and official seal, this 30th day of December, 2020.

Notary Public
My Commission Expires: 6-24-2023

