Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $245,000.00

Affiant

Subscribed and sworn to before me, this 1st day of Fe

Notary Public
My commission expires: 6-17-2024

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 566544 DEEDWARR
02/03/2021 11:47:18 AM 2 pgs
Fees: $13.00 Taxes: $906.50

20210203-0015551

Address of New Owner:	Send Tax Bills to:	Tax Information
CDH Properties, LLC 435 Brewer Dr Nashville, TN 37211	← Same	161-08-0-016.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Buford Benson Jr.**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **CDH Properties, LLC, a Tennessee limited liability company and Mainsale, LLC a Tennessee limited liability company** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Kingswood Park Subdivision, of record in Book 2900, page 70, Register's Office for Davidson County, Tennessee, being further described as follows, to-wit:

Said Lot No. 8 fronts 133 feet on the southerly side of Brewer Drive and extends back 186 feet on the westerly line and 315.6 feet on the easterly line, to a broken line on which it measures 227.9 feet.

Being the same property conveyed to Buford O'Neal Benson, Jr. by Executor's Deed from Laney McKay, Executrix of the Estate of Buford O'Neal Benson, Sr. dated March 3, 2020 of record as Instrument No. 20200325-0032371, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Buford O'Neal Benson, Jr. by Quitclaim Deed from Laney McKay dated March 3, 2020 of record as Instrument No. 20200325-0032372, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 435 Brewer Dr, Nashville, TN 37211

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 1st day of February, 2021.

Buford Benson Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Buford Benson Jr.,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 1st day of February, 2021.

Notary Public

My Commission expires: 6.17.2024

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 2021016945