Karen Johnson Davidson County
Batch# 715791 DEEDWARR
09/14/2021 04:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20210914-0123488

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
MW

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Hannah Hayford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

O-VRG-21-680

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Amanda Brooke DeGraff	New Owner	
(NAME)	(NAME)	091-05-0W-006.00CO
680 James Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **MARK BENNETT AND SHANNON BENNETT, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AMANDA BROOKE DEGRAFF, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, Being Unit 6 of the Rows of the Annex, as contained in Master Deed, of record in Instrument No, 20170501-0042517, shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions, and Restrictions for 670 James Robertson Townhomes, A Horizontal Property Regime with Private Elements, of record in Instrument No. 20180516-0046957, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mark Bennett and Shannon Bennett, husband and wife by Warranty deed from 670 James Avenue, LLC of record in Instrument No. 20180814-0080280 Register's Office for Davidson County, Tennessee, dated August 10, 2018 and recorded on August 14, 2018 and Affidavit of Scrivener's Error recorded on October 14, 2018 in Instrument No. 20181019-0104114 .

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 134 and 135, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20170501-0042517, Joinder of same in Instrument No. 20170829-0088856 and Amended and Restated in Instrument No 20180516-0046957 and First Amendment to the Amended and Restated Master Deed of Recorded in Instrument No. 20190814-0080842 , Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Grant of Easement of record in Instrument Number 20180730-0073896, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Public Utility of record in Instrument Number 20160822-0087389, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement of Ingress/Egress of record in Instrument Number 2016130-0125464, Instrument No. 20170210-0014164, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **680 James Ave, Nashville, Tennessee 37209**.

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 9th DAY OF SEPTEMBER, 2021.

Mark Bennett by Shannon Bennett
Attorney - In - Fact
Mark Bennett, by his attorney in fact, Shannon Bennett

Shannon Bennett
Shannon Bennett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHANNON BENNETT, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ~~MARK~~ BENNETT, and who acknowledged she executed the same as the free act and deed of the said MARK BENNETT.

Witness my hand and official seal, this the 9th of September, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHANNON BENNETT, the within named bargainor, 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, this the 9th of September, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, **Joshua A. Terry**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/9/21.

Affiant Signature

9/10/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/10/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON