WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

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

T-P-21-6300

Karen Johnson Davidson County
Batch# 769480 DEEDWARR
12/07/2021 03:31:18 PM 2 pgs
Fees: $13.00 Taxes: $4,958.00

20211207-0162351

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)
Ryan McCutcheon and Carrie McCutcheon	**Flagstar Bank c/o First American Real Estate Tax Service Escrow Reporting**	
(NAME)	(NAME)	**158-00-0-078.00**
6300 Laurelwood Drive	**8435 N. Stemmons Freeway**	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	**Dallas, TX 75247**	
(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, **GIL BEN-AMI AND ANDRA CELESTE BEN-AMI (F/K/A ANDRA C. HUTTON), HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RYAN MCCUTCHEON AND CARRIE MCCUTCHEON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON and WILLIAMSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson and Williamson Counties, Tennessee, being Lot No. 37 on the Plan of Laurelwood, of record in Book 4460, Page 121, Register's Office for said Counties, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Gil Ben-Ami and Andra C. Hutton by Warranty deed from Thomas S. Edmondson and Molly B. Edmondson of record in Instrument No. 20150731-0075668 Register's Office for Davidson County, Tennessee and in Book 6535 Page 556 Register's Office for Williamson County, Tennessee. The said Andra C. Hutton having since married and is now known as Andra Celeste Ben-Ami.

This conveyance is subject to:
- Taxes for the year 2022 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4, Page 65 and of record in Plat Book 4460, Page 121, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 205, Page 874, as amended in Book 1934, Page 159, Book 4695, Page 232, in the Register's Office for Williamson County, Tennessee, as and amended in Instrument No. 19991206-0300200, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Subject to Easement of record in Book 1062, Page 232, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6300 Laurelwood Drive, Brentwood, Tennessee 37027**.

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 30 DAY OF NOVEMBER, 2021.

Gil Ben-Ami

Andra Celeste Ben-Ami

Andra Celeste Ben-Ami (f/k/a Andra C. Hutton)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GIL BEN-AMI, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of November, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDRA CELESTE BEN-AMI, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of November, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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