WARRANTY DEED

ROCCO J. MARCELLO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

T-TBG-21-509-0

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/5/25
(AFFIX SEAL)

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)
The Bennington Group, LLC	**New Owner**	
(NAME)	(NAME)	**091-13-0-165.00 AND 091-13-0-164.00**
1017 Stainback Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, **JENNIFER A. DOBSON, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THE BENNINGTON GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 Lot No. 4 and 5, Block B, on the Map of Crolywood Subdivision, Section II, of record in Plat Book 1130, Page 100, in the Register's Office for Davidson County, Tennessee, excluding that portion of the premises within the right of way Patton Road as Conveyed to the State of Tennesse in Instrument of record in book 3345, Page 457, said Register's Office.

Being the same property conveyed to Jennifer A. Dobson, unmarried by Quitclaim deed from David Ian Dobson of record in Instrument No. 20181101-0108549 Register's Office for Davidson County, Tennessee, dated October 31, 2018 and recorded on November 01, 2018.

Further being the same property conveyed to Jennifer A. Dobson and David Ian Dobson as tenants in common with rights of Survivorship by Quitclaim deed from Jennifer A. Dobson of record in Instrument No. 20141223-0117128 Register's Office for Davidson County, Tennessee, dated December 22, 2014 and recorded on December 23, 2014.

Further being a portion of the same property conveyed to Jennifer A. Dobson by Special Warranty deed from CitiBank, n.a, as Trustee for Chase Funding Mortgage Loan Asset-Backed Certificates, series 2003-02 of record in Instrument No. 20091218-0115259 Register's Office for Davidson County, Tennessee, dated September 03, 2009 and recorded on December 18, 2009.

NOTE: DAVID DOBSON JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HIS/HER INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

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 1130, Page 100, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1358, Page 141, 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.
- Easement of record in Book 3530, Page 352, 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: **0 West Bend Drive and 509 West Bend Drive, Nashville, Tennessee 37209**.

Karen Johnson Davidson County
Batch# 777005 **DEEDWARR**
12/20/2021 03:32:29 PM 2 pgs
Fees: $13.00 Taxes: $2,220.00

20211220-0168030

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 ____ DAY OF DECEMBER, 2021.

Jennifer A. Dobson

David Dobson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIFER A. DOBSON, 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 17th of December, 2021.

Notary Public
My Commission Expires: 5/5/25
(SEAL)

ROCCO J. MARCELLO
STATE OF TENNESSEE
NOTARY PUBLIC
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RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212