WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

Y-CRE-21-1201

Karen Johnson Davidson County
Batch# 780753 **DEEDWARR**
12/28/2021 02:46:10 PM 2 pgs
Fees: $13.00 Taxes: $773.30

20211228-0170665

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)
12230 NW 22nd CT, LLC	**New Owner**	
(NAME) **1010 Seminole Dr.**	(NAME)	**071-16-0-288-00**
(ADDRESS) **Fort Lauderdale, FL 33304**	(ADDRESS)	
(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, **ROBERT A. BENSHOOF AND RACHEL M. HAYES, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **12230 NW 22ND CT, LLC, A FLORIDA 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 Davison County, Tennessee, being the Southerly 85 feet of Lot No. 380 on the Plan of Oakwood Park, as of record in Book 421, Page 12, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 380 fronts 85 feet on the Easterly side of Montgomery Avenue, formerly North 9th Street, and extends back 90 feet, more or less, on the Northerly line and 61 feet on the Southerly line, with the Northerly margin of Richardson Avenue, to the Westerly margin of the right-of-way of the L&N Railroad, measuring 85 feet, more or less, thereon.

Being the same property conveyed to Robert A. Benshoof and Rachel M. Hayes by Warranty deed from Yvonne B. Leggett and husband, Michael R. Leggett of record in Instrument No. 20170515-0048191 Register's Office for Davidson County, Tennessee, dated May 15, 2017 and recorded on May 15, 2017.

This conveyance is subject to:
- Taxes for the year 2021, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 12, Register's Office for Davidson County, Tennessee.
- Possible right of L & N Railroad to increase its right-of-way to the full extent of its charter.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1201 Montgomery Ave., Nashville, Tennessee 37207**.

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 22nd DAY OF DECEMBER, 2021.

Robert A. Benshoof

Rachel M. Hayes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT A. BENSHOOF, 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 22nd of December, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/11/2023
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RACHEL M. HAYES, 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 22nd of December, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/11/2023
COUNTY OF CHEATHAM

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