WARRANTY DEED

Karen Johnson Davidson County
Batch# 890703 DEEDWARR
07/19/2022 08:43:30 AM 3 pgs
Fees: $18.00 Taxes: $2,331.00
20220719-0082375

T-TAG-22-2716

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $630,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DUSTIN LOBATO NOTARY PUBLIC TENNESSEE My Comm Exp. January 21, 2025 COUNTY OF MONTGOMERY

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)
Vivien Renee and Christopher Benben	Vivien Renee and Christopher Benben	
(NAME) **2716 Windemere Drive**	(NAME) **2716 Windemere Drive**	**084-07-0-007.00**
(ADDRESS) **Nashville, TN 37214**	(ADDRESS) Nashville, TN 37214	
(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, **PAMALA WRIGHT KNIGHT AND HUSBAND, JAMES KNIGHT,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VIVIEN RENEE AND CHRISTOPHER BENBEN, WIFE AND HUSBAND,** 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. 60 on the Plan of Sunny Acres, Section 3, of record in Book 2663, Page 92, Register's Office for Davidson County, Tennessee. Said Lot No. 60 fronts 135 feet on the northerly side of Windemere Drive and extends back between parallel lines 299.7 feet to a dead line.

Being the same property conveyed to Pamala Wright Knight and Husband, James Knight by Deed to Create Tenancy by the Entirety deed from Pamala Wright Knight FKA Pamala Elizabeth Hunter of record in Instrument No. 20121009-0092591 Register's Office for Davidson County, Tennessee, dated August 31, 2012 and recorded on October 09, 2012.

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 2663, Page 92, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2811, Page 170, and amended in Book 3828, Page 655, 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 Sanitary Sewers/and or storm drainage of record in Book 4337, Page 589, Register's Office for Davidson County, Tennessee.
- Ten-foot easement for public Utilities and 40-foot building setback line from windermere.
- Easement Deed by Court Order in Settlement of Landowner Action of record in Instrument Number 20140114-0003778 and Affidavit Record in Instrument No. 20140416-0031703, 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: **2716 Windemere Drive, Nashville, Tennessee 37214.**

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 15 DAY OF JULY, 2022.

Pamala Wright Knight

James Knight

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAMALA WRIGHT KNIGHT, 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 15th of July, 2022.

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, JAMES KNIGHT, 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 15th of July, 2022.

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, Jonathan R. Vinson, 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 July 15, 2022.

Affiant Signature

July 18, 2022

Date

State of Tennessee

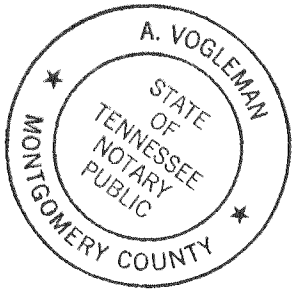
County of Montgomery

Sworn to and subscribed before me this 18th day of July, 2022.

Notary's Signature

My Commission Expires: Feb 23, 25

Date



Notary's Seal (if on paper)