WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00

Priscilla Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MAY, 2001.

Tracey Trumpower
Notary Public

MY COMMISSION EXPIRES: 3/23/02
(AFFIX SEAL)

TRACEY TRUMPHOUR NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 05/18/01 10:46 2pgs
Fees:11.00 Taxes:329.30
20010518-0051665

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Priscilla Martin	Columbia National Inc.	MAP 26
(NAME) 128 Champney Court	(NAME) 7142 Columbia Gateway Drive	GROUP 07-0
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Columbia Maryland 21046	PARCEL 17
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MARIA CORAZON V. BENITEZ, AN UNMARRIED PERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

PRISCILLA MARTIN, AN UNMARRIED PERSON,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 62 on the Plan of Resubdivision of Windsor Green, Phase I, Section II, as of record in Plat Book 6200, Page 349, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Maria Corazon V. Benitez by deed from Luanne M. Kemp of record in Deed Book 11681, page 942, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 6406, page 929, Register's Office for said County.

This conveyance is subject to bylaws of record in Book 6406, page 942; Book 6406, page 963; Book 6406, page 989, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 128 Champney Court, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 8th day of May, 2001.

Maria Corazon V. Benitez Atty in fact

STATE OF Tennessee
COUNTY OF WILSON

On this the 8TH day of May, 2001, before me personally appeared Patria Pampolina to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Maria Corazon V. Benitez, and who acknowledged that she executed the same as the free act and deed of the said Maria Corazon V. Benitez by virtue of that Power of Attorney, duly executed by the said Maria Corazon V. Benitez and appearing of record simultaneously herewith* of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Cumberland Title, Hermitage, this 8th day of May, 2001.

My Commission Expires: 3/23/02

Notary Public

File Number2104353
RETURN TO:
Kimie Perry
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

DAVIDSON COUNTY TENNESSEE NOTARY PUBLIC

* in Instrument No. 20010518005166 4