RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

BOX 10-A

JOHN GREGORY HARDEMAN NOTARY Exp. 3/26/05 PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $297,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF OCTOBER, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Allen Rice	Union Planters Bank, NA	131-06D
(NAME) 414 Clifton Place Condominium 414	(NAME) 401 Union Street	414.00
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37219	
(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, **TRAIAN BENCHEA AND WIFE, DOREEN S. BENCHEA**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD ALLEN RICE, UNMARRIED,** 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:

A condominium apartment in Davidson County, Tennessee, being Unit 414, Burton Hills Townhomes, Village of Belair, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan and Exhibit "C" to the Master Deed of record in Book 6250, Page 284, and in Book 6690, Page 70, respectively, 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 Traian Benchea and spouse, Doreen S. Benchea, by deed from Donald L. Morris and spouse, Julianna M. Morris, recorded January 8, 1999, in Book 11288, Page 829, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Traian Benchea by Quitclaim Deed from Doreen S. Benchea, recorded October 13, 1999, in Book 11702, Page 523, Register's Office for Davidson County, Tennessee.

Doreen S. Benchea joins in signing this Warranty Deed to convey any and all marital rights she may have in subject property.

This conveyance is subject to (a) 2004 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 6250, page 284, said Register's Office; and (c) Master Deed and Bylaws of record in Book 6690, Page 70 and 119; Book 6911, Page 827; Book 6778, Page 532; Book 6778, Page 536; Book 7046, Page 520; Book 7076, Page 691; Book 7146, Page 188; Book 6326, Page 588, Book 6517, Page 522; Book 6691, Page 593; and Inst. No. 20031016-0153582, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 414 Clifton Place Condominium 414, Nashville, TN 37215

(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.

Davidson County DEEDWARR
Recvd: 10/29/04 13:29 2pgs
Fees:13.00 Taxes:876.90
20041029-0130138

Witness our hands this 28th day of October, 2004.

Traian Benchea

Doreen S. Benchea

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Traian Benchea and Doreen S. Benchea , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of October, 2004.

Commission expires:



Notary Public