WARRANTY DEED

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

Davidson County DEEDWARR
Recvd: 03/28/05 10:54 2 pgs
Fees:13.00 Taxes:406.63

20050328-0032634

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,900.00

Kaz Aubogast
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MARCH, 2005.

Brenda S. Lane
Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

BRENDA S. LANE NOTARY PUBLIC STATE OF TENNESSEE Exp. 5/23/06 DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kelly Marie Benda	US Bank NA	135-16B-125
(NAME)	(NAME)	
652 Flintlock Court	4801 Frederica Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Owensboro, KY 42301	
(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, Regina L. Christiansen, an unmarried woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kelly Marie Benda, an unmarried woman, 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:

Land in Davidson County, Tennessee, being Unit No. 125 on the Plan of Woodridge at Nashboro Village, Tract 11, of record in Instrument No. 20021120-0143949, Register's Office for said County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Regina L. Christiansen, an unmarried woman, by deed of record in Instrument No. 20031103-0161127, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Charter of record in Instrument No. 20021106-0136458, By-laws of record in Instrument No. 20021106-0136459, Restrictive covenants of record in Book 8183, Page 15, Instrument No. 20021104-0134724, and Instrument No. 20030610-0080281, Quitclaim Deed to HOA of record in Instrument No. 20021120-0144369, all setback lines and easements on plan of record in Instrument No. 20021120-0143949, and utility easement of record in Instrument No. 20020820-0100403.

unimproved ☐

This is improved ☒ property, known as 652 Flintlock Court, Nashville, TN 37217

(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 hand this 24th day of March, 2005.

Regina L. Christiansen

STATE OF TENNESSEE

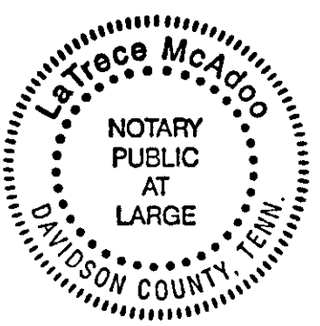
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Regina L. Christiansen with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24th day of March, 2005.

Commission expires: May 28, 2006

Notary Public



My Commission Expires MAY 28, 2006