WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/02/05 10:02 2 pgs
Fees:13.00 Taxes:469.90

20050902-0105526

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ROBERT L. SCRUGGS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN My Commission Expires July 26, 2009

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Vladan Seidl	**First Horizon Home Loan Corp**	
(NAME)	(NAME)	**Parcel 206**
P.O. Box 671	**5775 E Glenridge Dr. Ste 100**	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076-0671	**Atlanta, GA 30328**	
(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, **BRANDON K. BENEFIELD AND WIFE, AMY K. BENEFIELD** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Vladan Seidl and wife, Sheila Seidl,** 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 Lot No. 191 on the Plan of Highlands of Tulip Grove, Section 3, of record in Plat Book 4675, page 140, as amended in Book 7390, page 844, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brandon K. Benefield and wife, Amy K. Benefield by deed from Charles Wade Jr. and Shirley Wade of record as Instrument No. 20021002-0119638, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County, Tennessee: (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Plat Book 4675, page 140, as amended in Book 7390, page 844, said Register's Office; and (c) Restrictive covenants contained in Book 4793, page 157, Book 4849, page 767 and Book 4675, page 140, as amended in Book 5020, page 58, Book 5028, page 357, Book 5545, page 321, Book 6017, page 179 and Book 10479, page 219, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 714 Dutchmans Court, Hermitage, TN 37076

(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 our hands this 31st day of August, 2005.

Brandon K. Benefield

Amy K. Benefield 8/31/05

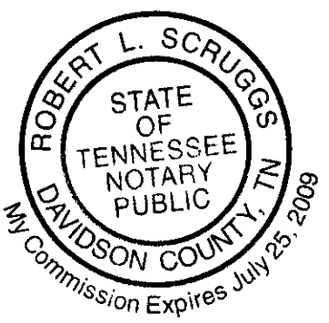
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Brandon K. Benefield and wife, Amy K. Benefield the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of August, 2005.

Commission expires:



Robert L. Scruggs Notary Public