File #20060089

Davidson County DEEDWARR
Recvd: 04/28/06 13:39 2 pgs
Fees:13.00 Taxes:832.13

20060428-0048976

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$224,900.00**

Sarah A. Bulla
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of April, 2006.

Keith H. Solomon
Notary Public

MY COMMISSION EXPIRES: **My Commission Expires May 24, 2009**
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
StoneGate Title, LLC, Keith H. Solomon, 1749 Mallory Lane, Suite 400, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristopher B. Bulla	SunTrust Mortgage, Inc.	Map 172-12-B
(NAME) 3029 Cody Hill Rd.	(NAME) P.O. Box 57028	Parcel 357
(ADDRESS) Nashville, TN 37211	(ADDRESS) Irvine, CA 92619-7028	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **Russell Alan Benhardt** and wife, **Suzanne M. Benhardt**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kristopher B. Bulla** and wife, **Sarah A. Bulla** , 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. 206 on the Plan of Bradford Hills, Section Fourteen of record in Plat Book 7900, Page 6, as amended in Plat Book 7900, page 739, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Russell Alan Benhardt and wife, Suzanne M. Benhardt by deed dated June 1, 1995 from Claridge Builders, Inc., of record in Book 9689, Page 598, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

Taxes for the year 2006, which have been prorated and payment thereof, by acceptance of this conveyance is expressly assumed by Grantees; By-Laws of Bradford Hills Homeowners Association, Inc., of record in Book 8071, page 531; Charter of Bradford Hills Homeowners Association, Inc., of record in Book 8071, page 520; Deeds of Conveyance for water mains of record in Book 8377, page 769, and Book 9988, page 932; Deeds of Conveyance for sanitary sewers of record in Book 8377, page 808, and Book 9988, page 928; Conveyance of open space to Bradford Hills Homeowners Association, Inc., of record in Book 8154, page 304; Conveyance of common areas to Bradford Hills Homeowners Association, Inc., of record in Book 9779, page 672; Declaration of Covenants, Conditions and Restrictions of Bradford Hills of record in Book 8069, Page 170, and Book 9384, page 290 and all matters as shown on the Plat of record in Plat Book 7900, page 739, all in the Register's Office for Davidson County, Tennessee,,

Unimproved
This is improved X known as property, **3029 Cody Hill Rd., Nashville, TN 37211**
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 26th day of April, 2006.

Russell Alan Benhardt

Suzanne M. Benhardt

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, personally appeared Russell Alan Benhardt and Suzanne M. Benhardt, who are known to me or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this 26th day of April, 2006.

Notary Public

My Commission expires; My Commission Expires May 24, 2009

(SEAL)

Mail After Recording To:

StoneGate Title, LLC
1749 Mallory Lane, Suite 400
Brentwood, TN 37027