03

Realty Title 48-A

File No. 260400370

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/19/06 08:41 2 pgs
Fees:13.00 Taxes:525.40
20060519-0058756

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MAY 2006

Notary Public

MY COMMISSION EXPIRES: 2/22/2009

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan N. Benefield	New Owner	Map 063-16-0-B Parcel 139.00
(NAME)	(NAME)	
1445 Aaronwood Drive		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Jason T. Duncan and wife, Cynthia D. Duncan,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Susan N. Benefield**, HEREINAFTER CALLED THE GRANTEE, her 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 all of Lot No. 221, on the Plan of Hampton Park, (formerly Chitwood Downs, a Planned Unit Development), as shown by plat appearing of record in Plat Book 6900, page 550-552, and Certificate of Correction of record in Book 7462, page 445, and by an Amendment to Change Name of record in Book 8181, page 112, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Jason T. Duncan and wife, Cynthia D. Duncan by Warranty Deed dated October 23, 1998 of record in Book 11171, Page 976, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 7351, page 852, Book 7451, page 739, and in Book 8336, page393, said Register's Office; Charter for Hampton Park HOA of Record in Book 7431, page 204, Book 8517, page 762, and in Book 8833, page 216, said Register's Office; Quit Claim Deed to Hampton Park HOA for common area of Record in Book 8207, page 276, and in Book 8951, page 797, said Register's Office; Sanitary Sewer Easement and/or Storm Drainage Easement of Record in Book 11030, page 740, and in Book 11030, page 785, said Register's Office; Public Utility Easement of Record in Book 8657, page 179, said Register's Office; Waterline Easement of Record in Book 8007, page 235, and in Book 7489, page 515, said Register's Office; Ingress/Egress Easement of Record in Book 8739, page 991, and in Instrument No. 20001002-0096889, said Register's Office; Subject to Boundary Plat of Record in Plat Book 6900, page 405, said Register's Office; Subject to any and all matters of Record in Plat Book 6900, page 550-552, Certificate of Correction of record in Book 7462, page 445, and by an Amendment to Change Name with name of Record in Book 8181, page 112; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐
This is improved ☒ property, known as 1445 Aaronwood Drive, Old Hickory, TN 37138
(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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 10th day of May 2006.

Jason T. Duncan

Cynthia D. Duncan

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Jason T. Duncan and Cynthia D Duncan, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 10th day of May, 2006.

Commission expires: June 22, 2009

Linda V Jones Notary Public

LINDA V. JONES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

(seal)

File Number: 260400370

RETURN TO:

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122