File No. 260500684

WARRANTY DEED

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,000.00

Jammie Read
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES MY COMMISSION EXPIRES (AFFIX OCTOBER 12, 2008

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 07/06/06 11:08 2 pgs
Fees:13.00 Taxes:688.20
20060706-0080835

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen D. Benning	Sun Trust Mortgage, Inc.	61-16-A
(NAME)	(NAME)	73CO
729 Jaywood Drive	201 4th Avenue, North, 7th Floor	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Nashville, Tennessee 37219	
(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(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, Dennis A. Chappell and Sheryn L. Chappell, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen D. Benning and Melissa J. Benning, HEREINAFTER CALLED THE GRANTEE(S), Their HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 75 on the Plan of Hampton Park (Formerly Chitwood Downs, a Planned Unit Development), as of record in Plat Book 6900, Pages 550, 551 and 552 and Certificate of correction in Book 7642, page 445 and by Amendment to Change Name in Book 8181, page 112, 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 Dennis A. Chappell and Sheryn L. Chappell by deed from Fox Ridge Homes, Inc. of record in Deed Book 10197, page 241, Register's Office for said County.

Subject to all matters as set forth per Plat Book 6900, Pages 550, 551 and 552; Plat Book 7462, page 445; Plat Book 8110, page 401; Plat Book 8181, page 112, Register's Office of said County.

Restrictive Covenants of record in Deed Book 7351, Page 852; Book 7451, page 739; Book 8336, page 393, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Book 8517, Page 762; Book 8833, page 216; Book 7431, page 204, Register's Office for said County.

Easement as shown of record in Deed Book 2247, Page 75; Book 8007, page 235; Book 8657, page 179, Register's Office for said County.

Deed to HOA as shown of record in Deed Book 8207, Page 276; Book 8951, page 797, Register's Office for said County.

Ingress and egress easement as shown of record in Deed Book 8739, Page 991, Register's Office for said County.

Easement as shown of record in Deed Book 7460, Page 960; Book 7489, page 515, Register's Office for said County.

Sewer Easement as shown of record in Deed Book 11030, Page 740; Book 11030, page 785, Register's Office for said County.

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 729 Jaywood 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(S), Their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this 3rd day of July, 2006.

Dennis A. Chappell

Sheryn L. Chappell

STATE OF TN

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Dennis A. Chappell and Sheryn L. Chappell the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 3rd day of July, 2006.

Commission expires:

MY COMMISSION EXPIRES OCTOBER 12, 2008

KIMIE PERRY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

Notary Public

File Number: 260500684

RETURN TO:
Cumberland Title
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Mt. Juliet, TN 37122