WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/11/06 11:59 2 pgs
Fees:13.00 Taxes:1000.85
20060711-0083177

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shelly Stemple	**ABN AMRO MORTGAGE GROUP**	**128-12-A-123CO**
(NAME) **320 Old Hickory Blvd. 2610**	(NAME) **1014 Arbor Creek Way**	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) **Nashville, TN 37217**	
(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, **Ryan Zachary Benefield, unmarried and Bill H. Benefield and wife, Carla D. Benefield**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shelly Stemple**, * 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:

* A single WOMAN

Land in Davidson County, Tennessee being Unit No. 123, Building No. 26, on the Plan of Eagle Ridge at the Reserve, Section 8, Phase 1B, of record in Exhibit "A" Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-laws, of record in Instrument No. 20011011-0110875, as Supplemented and Amended by Supplement and Amendment No. 22, to the Master Deed of Eagle Ridge at the Reserve, of record in Instrument No. 20030108-0003695, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of Eagle Ridge at the Reserve Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Ryan Zachary Benefield, unmarried, and Bill H. Benefield and wife, Carla D. Benefield by deed from Eagle Ridge at the Reserve, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20040102-0000032, Register's Office for Davidson County, Tennessee.

Subject to restrictions, easements, covenants, and/or rights-of-way of record.

unimproved ☐

This is improved ☒ property, known as **320 Old Hickory Blvd. 2610, Nashville, TN 37221**

(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 7th day of July, 2006.

Carla D. Benefield

Ryan Z. Benefield
Ryan Zachary Benefield

Bill H. Benefield
Bill H. Benefield

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 Ryan Zachary Benefield, unmarried and Bill H. Benefield and wife, Carla D. Benefield, the bargainors, 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 and official seal at Nashville, Tennessee this 7TH DAY OF JULY, 2006.

Commission expires:

Notary Public

SHANNON PHILBIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007