WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/01/07 11:23 2 pgs
Fees:13.00 Taxes:292.30

20070201-0013291

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,000.00

Melissa D Rager
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of January, 2007.

Vicki Benjamin
Notary Public

MY COMMISSION EXPIRES: 2/3/10
(AFFIX SEAL)

VICKI BENJAMIN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Helen Benedict	Helen Benedict	
(NAME)	(NAME)	
2920 Susan Dr.	2920 Susan Dr.	096-06-0185.00
(ADDRESS)	(ADDRESS)	
Nashville, TN	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20070136

For and 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, **I, Rebecca G. Buckosh**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Helen Benedict**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 2920 Susan Dr., Nashville, TN 37214

(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, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 23rd day of January, 2007.

Rebecca G. Buckosh

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Rebecca G. Buckosh, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Rebecca G. Buckosh executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of January, 2007.

Commission expires: 2/3/10

Vicki Benjamin
Notary Public

VICKI BENJAMIN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

EXHIBIT A

Being Lot No. 95 on the Plan of Cloverhill, Section 2, of record in Plat Book 2133, page 46, Register' Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Property commonly known as: 2920 Susan Drive, Nashville, Tennessee.

BEING all of the same property conveyed to Aubrey Hiam by Substitute Trustee's Deed from William Timothy Hill, Substitute Trustee dated December 28, 2006 of record in Instrument Book 20061229-0160551, Register's Office for Davidson County, Tennessee. Aubrey Haim conveyed all right title and interest in said property to Rebecca G. Buckosh by Quitclaim Deed dated December 29, 2006 of record in Instrument No. 20070104-0001673 said Register's Office.