File No. 270200077

6

# WARRANTY DEED

JERRY A. KENNON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN. My Commission Expires MAR. 27, 2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF FEBRUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Jerry Kennon, Attorney
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 02/26/07 13:14 2 pgs
Fees:13.00 Taxes:730.75
20070226-0023505

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James S. Dimick | SUNTRUST MORTGAGE, INC. | 172120A10200CO |
| (NAME) 105 Peak Hill | (NAME) 201 FOURTH AVENUE NORTH 7TH FLOOR | |
| (ADDRESS) Nashville, TN 37211 | (ADDRESS) NASHVILLE, TN 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, David Andrew Bryan and Sydney Benedito (a/k/a Sydney Benedito-Bryan), as joint tenants, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James S. Dimick, HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 145, on the Plan of Section Five, Bradford Hills, as shown by plat of record in Book 7900, Page 6 and amended in Book 7900, Pages 287 & 288, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to David Andrew Bryan and Sydney Benedito, as joint tenants, by deed from Jeremy S. Richerson and wife, Leslie L. Richerson, dated March 14, 2006, and of record in Instrument No. 20060324-0034049, Register's Office for said County.

Subject to all matters as set forth per Book 7900, Page 6 and Book 7900, Pages 287 & 288, Register's Office of said County.

Sanitary Sewer Easement as shown of record in Book 8377, Pages 769 & 808, and Book 8614, Page 870, Register's Office for said County.

QuitClaim Deed for Common Area as shown of record in Book 8154, Page 304 and Book 9779, Page 672, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 8071, Page 520, Register's Office for said County.

By-Laws as shown of record in Book 8071, Page 531, Register's Office for said County.

Restrictive Covenants of record in Book 8069, Page 170 and Book 8372, Page 901, Register's Office of 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.

DAB

unimproved ☐

This is improved ☒ property, known as 105 Peak Hill, 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 GRANTEE(S), HIS 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), HIS 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 hands this 22nd day of February, 2007.

David Andrew Bryan

Sydney Benedito a/k/a Sydney Benedito-Bryan

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named David Andrew Bryan and Sydney Benedito, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 22nd day of February, 2007.

Commission expires:

JERRY A. KENNON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

My Commission Expires MAR. 27, 2010

Notary Public

**File Number: 270200077**

**RETURN TO:**

Cumberland Title

216 Centerview Drive, Suite 139

Brentwood, TN 37027