6

WARRANTY DEED

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: 11/22/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip John Weber	Mortgage Lenders of America LLC	07204001600
(NAME)	(NAME)	
3522 Golf Street	8400 West 110th Street, Suite 130	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37216	Overland Park, KS 88210	
(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, Mary Louise Benson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Philip John Weber unmarried,, 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:

Land in Davidson County, TN, being Lot No. 11, Block "A", Plan of Inglewood Golf Club Subdivision, of recor din Book 843, page 65, Register's Office for Davidson County, Tennessee.

SAID lot fronts 60.85 feet on the southerly side of Golf Club Lane and runs back 180.0 feet on the westerly line and 184.2 feet on the easterly line, to a dead line measuring 60.26 feet thereon.

And 4 feet of that portion of Lot No. 12 of Block "A", Plan of Inglewood Golf Club Subdivision, of record in Book 843, Page 65, Register's Office for said County, which is adjacent to Lot NO. 11 of said subdivision, the 4-foot strip extending the entire length of said lots from the front on the southerly side of Golf Club Lane to a deeding line in the rear lot boundary.

Being the same property conveyed to Andrew N. Benson and wife, Mary Louise Benson, by deed of record in Book 5781, Page 979 and Book 7334, Page 458, Register's Office for Davidson County, Tennessee. Andrew Benson having since died.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 3522 Golf Street, Nashville, TN 37216

(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.

Davidson County DEEDWARR
Recvd: 06/07/07 09:56 2 pgs
Fees:13.00 Taxes:610.13

20070607-0068234

Witness my hand this 6th day of June, 2007.

Mary Louise Benson

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 Mary Louise Benson with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 6th day of June, 2007.

Commission expires:

Notary Public

