Davidson County DEEDWARR
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Fees:13.00 Taxes:455.10
20080131-0010065

Return to:
RESOURCE REAL ESTATE SERVICES, LLC
300 Red Brook Blvd.
Suite 300
Owings Mills, MD 21117
(410) 654-5550
File # 20714076

PREPARED BY:
Resource Real Estate Services, LLC
300 Red Brook Boulevard, Suite 300
Owings Mills, Maryland 21117

GENERAL WARRANTY DEED

GRANTEE ADDRESS:
829 Bellevue Road
Nashville, Tennessee 37221

SEND TAX BILLS TO:
SAME

PARCEL ID#: 142-06-0-C-041-00-C

THIS DEED made this 11th day of December, 2007 by and between Bonnie J. Garver AKA Bonnie Garver, of 1106 2nd st, SE, Conover, NC 28613-1810, party of the first part, Grantor and Carolyn J. Benick, of 829 Bellevue Rd., #11, Nashville, TN 37221, party of the second part, Grantee.

WITNESSETH, that in consideration of the sum One Hundred Twenty Three Thousand dollars and Zero cents ($123,000.00) the actual consideration paid or to be paid, and other good and valuable considerations, receipt of which are hereby acknowledged, the said party of the first part does grant and convey to the said Carolyn J. Benick, in fee simple, all that lot of ground situate in Davidson County, Tennessee, and described as follows, that is to say:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit 11-A of Doral County Villa, Section 6 a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in book 5200, page 32 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

The improvements thereon being commonly known as 829 Bellevue Road, Nashville, Tennessee 37221.

Being the same Unit which by Deed Dated September 11, 2003 and Recorded among the Land Records of Davidson County in Instrument #20031010-0150853, was granted and conveyed by Miera R. Kirsch, Unmarried, unto Bonnie J. Garver AKA Bonnie Garver, unmarried.

Being the same Unit which by Lease Dated February 8, 2005 and Recorded among the Land Records of Davidson County in Instrument #20050311-0027318, was by and between Bonnie J. Garver and Carolyn J. Benick.

The Grantee hereby certifies, under penalties of perjury, that the land conveyed in said Deed is residentially improved, owner-occupied real property and that the residence will be occupied by me.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said Carolyn J. Benick, his/her heirs and assigns forever in fee simple and the said party of the first part his/her heirs, assigns and representatives hereby covenants that he/she are lawfully seized and possessed of said real estate, have full power and lawful authority to sell and convey the same; and they will forever warrant and defend the title to the same against lawful claims.

AND the said party of the first part hereby covenants that he/she has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he/she will

warrant generally the property hereby granted, and that he/she will execute such further assurances of the same as may be requisite.

WITNESS the hand(s) and seal(s) of Grantor and Grantee.

TEST:

_____

Bonnie J. Garver AKA Bonnie Garver (Seal)
Bonnie J. Garver AKA Bonnie Garver,
Grantor

OATH OF VALUE

STATE OF Tennessee

COUNTY OF Davidson

I/WE HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR THE VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS $ 123,000.00, WHICH AMOUNT IS EQUAL TO OR GREATER THAN THAT WHICH THE PROPERTY WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

SWORN AND SUBSCRIBED BEFORE ME THIS 11th day of December, 2007

PEGGY L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO., TN

My Commision Expires JULY 5, 2011

Carolyn J. Benick

Carolyn J. Benick, Affiant

STATE OF TENNESSEE, CITY/COUNTY OF Davidson, to wit:

I HEREBY CERTIFY that on this 11th day of December, 2007, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Bonnie J. Garver AKA Bonnie Garver, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing Deed to be her act, and in my presence signed and sealed the same.

PEGGY L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO., TN

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commision Expires JULY 5, 2011

Notary Public Peggy L. Niemann

My Commission expires: 7-5-11

STATE OF TENNESSEE, CITY/COUNTY OF Davidson, to wit:

I HEREBY CERTIFY that on this 11th day of December, 2007, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Carolyn J. Benick known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing Deed to be her act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public Peggy L. Niemann

My Commission expires: 7-5-11

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300 Red Brook Boulevard, Suite 300
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PEGGY L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO., TN

My Commision Expires JULY 5, 2011