Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

File No. 290500675

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090044548 DEEDWARR
Recvd: 07/02/09 11:37 2 pgs
Fees:13.00 Taxes:784.40
20090702-0061790

A. SCOTT HUBBARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JUNE, 2009.

Notary Public

MY COMMISSION EXPIRES: 2-19-13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beth Thompson Kimberly Thompson	SunTrust Mortgage, Inc.	172-12-OB-293.00
(NAME) 2805 Call Hill Road	(NAME) PO Box 57028	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Irvine, CA 92619-7028	
(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, I, **Sydney Benedito, unmarried**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Beth Thompson, an unmarried woman and Kimberly Thompson, an unmarried woman, as joint tenants with right of survivorship,** hereinafter called the grantee(s), THEIR heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 465 on the Plan of SECTION THIRTEEN, BRADFORD HILLS, as shown by plat of record in Plat Book 7900, Page 6, as amended in Plat Book 7900, Page 661, 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 Sydney Benedito by Warranty Deed from Troy Edward Rhodes and wife, Melissa McNaull Rhodes and filed for record in Instrument No. 20080701-0067956, Register's Office for said County.

This conveyance is subject to:

All matters as set forth on the plat of record in Plat Book 7900, Page 6 and Plat Book 7900, Page 661, Register's Office of said County.

Subject to all matters as set forth on the Boundary Plat of record in Plat Book 7900, Page 6, Register's Office of said County.

Sanitary Sewer Easement as shown of record in Book 7690, Page 260, Book 8377, Page 808, Book 9988, Page 919, Register's Office for said County.

Water Easement as shown of record in Book 8377, Page 769 and Book 9988, Page 923, Register's Office for said County.

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

QuitClaim to Bradford Hills Homeowner's Association, Inc. as shown of record in Book 9779, Page 672, 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 9227, Page 681, 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.

unimproved ☐

This is improved ☒ property, known as 2805 Call Hill Road, 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), THEIR 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), 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 my hand this 16th day of June, 2009.

Sydney Benedito

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 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 the 16th day of June, 2009.

Commission expires: July 14, 2011

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

Notary Public

File Number: 290500675

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