File No. 210050175

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100033374 DEEDWARR
Recvd: 06/02/10 14:54 2 pgs
Fees: 13.00 Taxes: 573.13
20100602-0042554

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,900.00

Affiant

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON AMANDA MINOR

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MAY, 2010.

Notary Public

MY COMMISSION EXPIRES: 8.10.10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Levi P. Benson	SunTrust Mortgage, Inc.	
(NAME) 4336 Chesney Glen Drive	(NAME) 8510 Connecticut Ave.	MAP/PARCEL 087-01-0-A-030.00CO
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Chevy Chase, MD 20815	
(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, Barbara C. Madore, an unmarried woman**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Levi P. Benson, an unmarried man**, 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:

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Section 1B, Chesney Glen, as of record in Plat Book 9700, Page 289, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Barbara C. Madore by Deed from Marieann T. Versage, unmarried, dated June 14, 2002, filed for record on June 18, 2002 in Instrument 20020618-0073520, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 10278, Page 279; Book 10449, Page 215; Book 10449, Page 217; Book 10469, Page 924; Book 10528, Page 73; Book 10640, Page 944; and Book 11317, Page 674, said Register's Office.

Charter of Chesney Glen Homeowners Association, Inc. of record in Book 10290, Page 256, said Register's Office.

Deeds to Chesney Glen Homeowners Association for common area/open space of record in Book 10420, Page 356, and Book 11577, Page 623, said Register's Office.

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

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 4336 Chesney Glen Drive, Hermitage, TN 37076
(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 hand this 28th day of May, 2010.

Barbara C. Madore

Barbara C. Madore

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Barbara C. Madore, an unmarried woman, 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 purposes therein contained.

Witness my hand and official seal at Mt Juliet, Tennessee, this 5/28/2010.

My Commission Expires: 9.2.2013

Tracey Trumphour

Notary Public

File Number: 210050175

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

