WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100037879 DEEDWARR
Recvd: 06/22/10 09:27 2 pgs
Fees:13.00 Taxes:1400.45
20100622-0048569

State of Tennessee)
County of Davidson)

10-04-015-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $378,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18th day of June, 2010

Notary Public

My Commission Expires: 7-25-12 (AFFIX SEAL)

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
BENJAMIN L. DEHNER AND KATHERINE C. DEHNER	SunTrust Mortgage, Inc.	142-16-B
(NAME) 240 Andover Way	(NAME) 401 Commerce St. Ste. 6100	015.00CO
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **TODD EVANS AND SPOUSE, CHRISTINA EVANS**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BENJAMIN L. DEHNER AND WIFE, KATHERINE C. DEHNER**, 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:

LAND in Davidson County, Tennessee being **Lot No. 15, on the Plan of Arlington Green, Phase 1, a Planned Unit Development**, of record in Book 6900, Page 399, and amended in Book 7517, Page 281, 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 TODD EVANS AND SPOUSE, CHRISTINA EVANS, by Deed from LAND AMERICA ONE STOP, INC., A VIRGINIA CORP., as nominee for Executive Relocation Corp., dated April 7, 2005, of record in Instrument No. 20050411-0039510, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Arlington Green, of record in Book 7517, Page 283, as amended in Book 8120, Page 402, in Book 8181, Page 62, in Book 8902, Page 963, and in Book 11232, Page 427, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **240 Andover Way, Nashville, TN, 37221.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 18th day of June, 2010.

TODD EVANS

CHRISTINA EVANS

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 **TODD EVANS AND SPOUSE, CHRISTINA EVANS**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of June, 2010.

My Commission Expires: 1/3/11

Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON