**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**3817 Bedford Avenue**
**Suite 140**
**Nashville, Tennessee 37215**

**CRT File No. 10101399**

STATE OF TENNESSEE )
COUNTY OF ~~DAVIDSON~~ )Williamson Ky

The actual consideration or value, whichever is greater, for this transfer is: ~~$910,000.00~~.

Affiant

Subscribed and sworn to before me, this 18th day of November, 2010.

Notary Public
My Commission Expires: May 31, 2011

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

BILL GARRETT, Davidson County
Trans:T20100073816 DEEDWARR
Recvd: 11/22/10 10:24 2 pgs
Fees:13.00 Taxes:3367.00
20101122-0093164

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Manuel Benegas, Jr. and Nancy M. Benegas<br>847 N Hillview Ct<br>Brentwood TN 37027 | NEW OWNER | Tax Parcel ID No.<br>15900017200 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sherrye O'Brien, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nancy M. Benegas and Manuel Benegas, Jr., Wife and Husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 24, SECTION THREE, BOKOR HEIGHTS, as shown on plat of record in Plat Book 4300, Page 62, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Special Warranty Deed from Theresa Biancheri, as Co-Trustee of the Mercer Family Trust to Stephen M. O'Brien and wife, Sherrye O'Brien as recorded on the 2nd day of May, 2006 in Instrument No. 20060502-0050376 and Quitclaim Deed from Merrill Lynch Trust Company, FSB, as Co-Trustee of the Mercer Family Trust to Stephen M. O'Brien and wife, Sherrye O'Brien as recorded on the 2nd day of May, 2006 in Instrument No. 20060502-0050377, in the Register's Office of Davidson County, Tennessee.

Stephen M. O'Brien having predeceased Sherrye O'Brien on December 2, 2009.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4550, Page 142 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Easement recorded in Book 9408, Page 11.

This is improved property located at 847 N Hillview Ct Brentwood TN 37027

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 18th day of November, 2010.

Sherrye J. O'Brien

Sherrye O'Brien

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sherrye O'Brien, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of November, 2010.

Kate Rosenthal

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014