WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110049332 DEEDWARR
Recvd: 08/11/11 14:19 2 pgs
Fees:13.00 Taxes:333.00
20110811-0062072

STATE OF FLORIDA
COUNTY OF Pasco

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Amanda K. Benson Loosier
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of August, 2011.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

KATHRYN DIBBELL
Commission DD 775970
Expires April 7, 2012
Bonded Thru Troy Fain Insurance 800-385-7019

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cameron W. Benson	Cameron W. Benson	121040A01100CO
(NAME)	(NAME)	
7400 Thornwood Court	7400 Thornwood Court	
(ADDRESS)	(ADDRESS)	
Mt Juliet, TN 37122	Mt Juliet, TN 37122	
(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, **Amanda K. Benson Loosier a married woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Cameron W. Benson A married man**, hereinafter called the GRANTEE(S), their heirs and/or 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 Unit No. 511, as shown on the plan of Williamsburg Condominiums, a Horizontal Property Regime, filed as Exhibit C to and established by the Master Deed of record in Book 7114, Page 443, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and accurate description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners. Also being Unit No. 511 as shown on the plan of Phase One, Williamsburg, of record in Plat Book 6900, Page 193 as amended in Book 7152, Page 916, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said Unit.

Being the same property conveyed to Amanda K. Benson, A Single Woman by Deed from Megan Miller Smith, Married, dated 08/30/2006 and filed for record on 09/11/2006 in Instrument No. 20060911-0112148, Register's Office for Davidson County, Tennessee.

The said Amanda K. Benson having since married is also known as Amanda K. Benson Loosier, a married woman.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

All matters as set forth per Plat Book 6250, Page 809, Plat Book 6900, Page 193, Book 7152, Page 916, said Register's Office.

Restrictions of record in Book 7114, Page 463, said Register's Office.

Rules and Regulations of record in Book 7328, Page 809, Book 8604, Page 750, Book 11066, Page 407, and Instrument No. 20060616-0071758, said Register's Office.

Master Deed and By-Laws filed for record in Book 7114, Page 443, said Register's Office.

Said By-Laws were amended in Book 7210, Page 948, Book 7381, Page 458, and in Instrument No. 20030121-0008266, said Register's Office.

Charter of record in Book 7185, Page 930, 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 511 Williamsburg Drive, Nashville, TN 37214
(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/or 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/or 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 6 day of August, 2011

Amanda K. Benson Loosier

Amanda K. Benson Loosier

State of FLORIDA
County of Pasco

Personally appeared before me Amanda K. Benson Loosier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 6 day of August, 2011

Notary Public Escrow Officer
My Commission Expires: April 7, 2012

KATHRYN DIBRELL
Commission DD 775970
Expires April 7, 2012
Bonded Thru Troy Fain Insurance 800-385-7019

RETURN TO:
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