WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110051781 DEEDWARR
Recvd: 08/23/11 09:45 2 pgs
Fees:13.00 Taxes:1850.00
20110823-0065031

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of August, 2011.

Notary Public

MY COMMISSION EXPIRES: 8/3/12

(AFFIX SEAL)

Rebecca A. Donhoe
Notary Public
State of Tennessee
Rutherford County

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Birchfield Title, LLC, 1535 W. Northfield Blvd, Ste 16, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Byron Hall and Jenny Hall	same as owner	164060A01900 (unit 19) 164060A02100 (unit 21) 164060A02200 (unit 22)
(NAME)	(NAME)	
37 Governor's Way		164060A03200 (unit 32)
(ADDRESS)	(ADDRESS)	
Brentwood, TN. 37027		164060A06300 (unit 63)
(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, **Benefield & Parks, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Byron Hall and Jenny Hall and wife, Jenny Hall**, 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. 19, 21, 22, 32 and 63, on the plan of Autumn Glen, Section 1, a Condominium Regime, of record in Instrument 200209260117438, said Register's Office, reference to which is hereby made for a more complete description. Being further established by the Master Deed of record in Instrument 200309290143614 and amended in Instrument 201012290103591 for Autumn Glen, a Horizontal Property Regime, 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 detailed 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.

Being part of the same property conveyed to Mainstreet Homes LLC by Deed from Forrest Partnership, a Tennessee General Partnership, dated 12/08/2000 and filed for record on 08/15/2001 in Instrument 200108150088155, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Benefield & Parks, LLC., a Tennessee Limited Liability Company by Quit Claim Deed from Mainstreet Homes, LLC, a Tennessee Limited Liability Company, dated 12/31/2010 and filed for record on 08/17/2011 in Instrument 20110817-0063486, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
All matters as set forth per Instrument 200209260117438; Restrictions of record in Instrument 200103080021946; Master Deed and By-Laws filed for record in Instrument 200309290143614; Said Masterdeed was amended of record in Instrument 201012290103591; Agreement for Dedication of Easement for Sanitary Sewer And/or Storm Drainage, Water Mains and Appurtenances of record in Instrument 200208230102072; Agreement for Dedication of Easement for Public Utilities including Sidewalks of record in Instrument 200208280104004; Easement of record in Instrument 200212110153095, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) building restrictions.

unimproved ☐

This is improved ☑ property, known as 4316 Summercrest Blvd, Unit 301,303,304,408, & 607, Antioch, TN. 37013
(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 18th day of August, 2011.

BENEFIELD & PARKS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

Jerry Benefield

By: Jerry Benefield, Member

State of Tennessee
County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, Jerry Benefield with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Member of Benefield & Parks, LLC, a Tennessee Limited Liability Company and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Member.

WITNESS my hand and seal this 18th day of August, 2011.

Elaine Clifton

Notary Public

My Commission Expires: 6-17-13

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

RETURN TO:
Birchfield Title, LLC
1535 W. Northfield Blvd, Ste 16
Murfreesboro, TN 37129

ELAINE CLIFTON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY