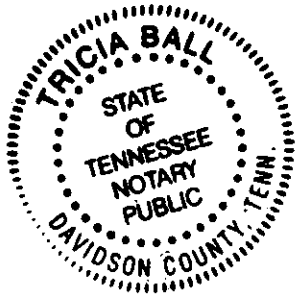
WARRANTY DEED



STATE OF ~~Florida~~ Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$241,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of August, 2012.

Notary Public

MY COMMISSION EXPIRES: 9/8/13

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20120063277 DEEDWARR
Recvd: 08/23/12 14:31 2 pgs
Fees:13.00 Taxes:891.70

20120823-0076071

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jonathon M. Gleaton	new owner	104-01-0E-002.00
(NAME)	(NAME)	
135 40th Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **Judith B. Benning, Trustee of The Judith B. Benning Revocable Trust**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jonathon M. Gleaton and Amanda Gleaton, husband and wife**, 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. 2, on the Plan of The 4001 Utah Avenue Townhomes, a Horizontal Property Regime, filed as Exhibit B, to and established by the Declaration and Master Deed of record in Instrument No. 20070529-0063605, 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 said Master Deed, reference to which is hereby made for a more complete description of said Unit and Condominium, the rights and obligations of Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to The Judith B. Benning Trust by Warranty Deed dated June 30, 2008, from Michael F. Wissel and Patricia Wissel, husband and wife, and filed for record on July 22, 2008, in Instrument No. 20080722-0075059, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters as set forth on the prior plat of record in Plat Book 332, Page 61 and (2) All matters as set out in Declaration and Master Deed of record in Instrument No. 20070529-0063605, Register's Office of said County.

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 ☐

File No.: 01291-10021
SMG TN Warranty Deed

This is improved ☑ property, known as 135 40th Avenue N, Townhome 2, Nashville, TN 37209
(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 18 day of August, 2012

THE JUDITH B. BENNING REVOCABLE TRUST

Judith B Benning

Judith B. Benning
Trustee

State of Florida
County of Hillsborough

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Judith B. Benning, with whom I am personally acquainted and who proved herself to be the Trustee of The Judith B. Benning Trust, the bargainor, and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 18 day of August, 2012

Laurie Foshee

Notary Public
My Commission Expires: 2/2/2014

Laurie Foshee
COMMISSION # DD957782
EXPIRES: FEB. 02, 2014
WWW.AARONNOTARY.com

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067