WARRANTY DEED

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **15th** day of **November, 2012**

Notary Public

MY COMMISSION EXPIRES: 11-3-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 2672 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jolanda Hughes	US Bank Home Mortgage	063160B07300CO
(NAME)	(NAME)	
729 Jaywood Dr	4801 Frederica Street	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Owensboro, KY 42301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Stephen D. Benning and Natosha Benning, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jolanda Hughes, an unmarried person**, hereinafter called the Grantees, 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. 75 on the Plan of Hampton Park (Formerly Chitwood Downs, a Planned Unit Development), as of record in Plat Book 6900, page 550, 551 and 552, CORRECTED IN BOOK 7462, PAGE 445 AND BOOK 8110, page 401 and by Amendment to Change Name in Book 8181, Page 112, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Stephen D. Benning by Quitclaim deed from Melissa J. Benning dated May 5, 2008 of record in Instrument No. 20080514-0049440, Register's Office of Davidson County, Tennessee. Previously being the same property conveyed to Stephen D. Benning and Melissa J. Benning by deed from Dennis A. Chappel and Sheryn L. Chappel dated 7/3/06 of record in Instrument No. 200607060080835, said Register's Office.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 729 Jaywood Dr, Old Hickory, TN 37138

BILL GARRETT, Davidson County
Trans:T20120092233 DEEDWARR
Recvd: 12/04/12 08:29 2 pgs
Fees:13.00 Taxes:635.48

20121204-0111109

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 heirs 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 our hands this ~~15th~~ 26th day of **November, 2012**

Stephen D. Benning

Natosha Benning

STATE OF ~~TENNESSEE~~ Nevada
COUNTY OF ~~Davidson~~ Clark

Personally appeared before me, the undersigned authority, **Stephen D. Benning and Natosha Benning**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this ~~15th~~ 26th day of **November, 2012**

Notary Public

My commission expires: 10-12-2013

RUBYE P. BROWN
Notary Public, State of Nevada
Appointment No. 09-11155-1
My Appt. Expires Oct 12, 2013