WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/28/13 12:29 2 pgs
Fees:13.00 Taxes:1313.32
20130128-0008769

A MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

G-CF-12-8

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $354,950.00

Affiant

Subscribed and sworn to before me, this 24th DAY OF January, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
G. Kyle Rybczyk	Ark-La-Tex Financial Services dba Benchmark Mortgage	
609 Chesterfield Circle	(NAME) 5160 Tennyson Parkway, Ste 2000W	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Plano, TX 75024	104-10-R-8.00CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we CHESTERFIELD COTTAGES, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto G. KYLE RYBCZYK, A SINGLE MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 8, THE CHESTERFIELD, AS SHOWN OF RECORD IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN INSTRUMENT NO. 20120627-0056191 AND AMENDED IN INSTRUMENT NO. 20121025-0098031, INSTRUMENT NO. 20121227-0119329 AND INSTRUMENT NO. 20130125-0008275, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULARLY DESCRIPTION OF SAID UNIT.

BEING PART OF THE SAME PROPERTY CONVEYED TO CHESTERFIELD COTTAGES, LLC BY WARRANTY DEED FROM 511 CHESTERFIELD PARTNERSHIP, RECORDED ON THE 31ST DAY OF MAY, 2012 IN INSTRUMENT NO. 20120531-0047217, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN BOOK 675, PAGE 668; BOOK 731, PAGE 425; BOOK 741, PAGE 516 AND INSTRUMENT NO. 20120627-0056191, INSTRUMENT NO. 20121025-0098031 AND INSTRUMENT NO. 20121227-0119329 AND INSTRUMENT NO. 20130125-0008275.

STORM WATER DETENTION AGREEMENT RECORDED AT INSTRUMENT NO. 20070409-0041489.

EASEMENT FOR SANITARY SEWER, RECORDED IN BOOK 1129, PAGE 133 AND INSTRUMENT NO. 20070302-0025611

EASEMENT FOR STORM DRAINAGE, RECORDED IN INSTRUMENT NO. 20070409-0041475.

CONVEYANCE TO STATE OF TENNESSEE RECORDED IN BOOK 5028, PAGE 724.

EASEMENT FOR SANITARY SEWER RECORDED AT INSTRUMENT NO. 20120827-0076955.

EASEMENT FOR WATER LINE RECORDED AT INSTRUMENT NO. 20120827-0077080.
2013 COUNTY TAXES HAVE BEEN PRORATED AND ASSUMED BY GRANTEE

unimproved ( )
This is improved (X) property, known as 609 Chesterfield Circle, Nashville, Tennessee 37212
(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 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 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/our hand(s) this 24th day of January, 2013.

Chesterfield Cottages, LLC

BY:_____
Jenn Garrett, Authorized Agent

STATE OF Tennessee
COUNTY OF Davidson

On this the 24th day of January, 2013, before me personally appeared Jenn Garrett ~~Andrew Beaird~~, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Authorized Agent of Chesterfield Cottages, LLC, the within named bargainor, a limited liability company, and that he/she as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th day of January, 2013.

_____
Notary Public

My Commission Expires: 5/20/14

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Janet Gers

State of Tennessee)

County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Janet Gers who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 11/3/15

_____
Brooke Smith

BROOKE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON