Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20130048843 DEEDWARR
Recvd: 06/11/13 13:02 2 pgs
Fees:13.00 Taxes:989.75
20130611-0059353

06-1305-75154

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $267,500.00

Affiant

Subscribed and sworn to before me, this 10th day of June, 2013.

Notary Public
My commission expires: SEP 2 0 2016

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Jason Bennett 1216 Pineview Lane Nashville TN 37211	NEW OWNER	172-03-0A-040.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Erica L. Delkou and Jason J. Delkou, wife and husband**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jason Bennett**, Unmarried, hereinafter called the Grantees, their successors 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. 40, on the Plan of The Woodlands, Phase 1, Section 1 (erroneously omitted from previous deeds of record), of record in Book 6900, Pages 498 and 499, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Erica L. Delkou and Jason J. Delkou, wife and husband by deed from Chad Given and wife, Martha Given, dated December 31, 2009, recorded January 25, 2010, of record in Instrument No. 20100125-0005984, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1216 Pineview Lane, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Please Record and Return To:
Signature Title Services, LLC
505 East Main Street
Hendersonville, TN 37075

WITNESS my hand this 6 day of June, 2013.

Erica L. Delkou
Erica L. Delkou

Jason J. Delkou

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Erica L. Delkou and Jason J. Delkou, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand this 6 day of June, 2013.

Notary Public
State of Tennessee at Large

My Commission expires 12-27-15

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMM. EXP. 12/27/15