WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130084787 DEEDWARR
Recvd: 10/01/13 14:12 2 pgs
Fees:13.00 Taxes:1609.50
20131001-0102988

BOX 50-B

RETURN TO:
BANKERS TITLE & ESCROW CORP.
5910 WEST END AVE.
NASHVILLE, TN 37203

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $435,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of September, 2013.

Notary Public

My commission expires: 1-9-16
(AFFIX SEAL)

JAMES A. MARCHETTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Kathleen E Hassett	OWNER	**Map 105-10-0-D Parcel 002-00CO**
817 Benton Avenue, Unit B		
Nashville, TN 37204		

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, WE,

Craighead Terrell Properties, a Tennessee General Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kathleen E Hassett

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 Unit B of 817 Benton Avenue Townhomes, a Horizontal Property Regime with Private Elements, located on Benton Avenue in Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions, and Restrictions for 817 Benton Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20121126-0108132, and corrected in Instrument No. 20130522-0051429, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners and tenants of 817 Benton Avenue Townhomes, a Horizontal Property Regime with Private Elements, contained in the said Declaration, the Plan filed as Exhibit "C" to said Declaration appearing in Instrument No. 20121126-0108132, and corrected in Instrument No. 20130522-0051429, and By-Laws appended thereto, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Craighead Terrell Properties, a Tennessee General Partnership, by Deed from Geraldine Mitchell, an unmarried woman, dated August 6, 2012, of record in Instrument No. 20120807-0070123, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record as set out on Exhibit "C" to the Declaration of Covenants as shown in Instrument No. 20121126-0108132, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2) All matters shown on the Plan of record in Book 332, Page 130 and Book 332, Page 151, Register's Office for Davidson County, Tennessee.

3) Declaration of Covenants, Conditions and Restrictions and Bylaws of 817 Benton Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20121126-0108132, and corrected in Instrument No. 20130522-0051429, Register's Office for Davidson County, Tennessee.

4) Charter of 817 Benton Avenue Townhouse Corporation of record in Instrument No. 20130221-0017469, Register's Office for Davidson County, Tennessee; and,

5) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (_X__) Unimproved (____) property, known as **817 Benton Avenue, Nashville, TN 37204**

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 its hand by its duly authorized officer this 27th day of September, 2013.

Craighead Terrell Properties, a Tennessee General Partnership

Carl A. Neuhoff, Jr., Assistant Chief Manager

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Carl A. Neuhoff, Jr.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself/herself to be the **Assistant Chief Manager** of **Craighead Terrell Properties, a Tennessee General Partnership**, and that he/she, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by the said **Carl A. Neuhoff, Jr.** as **Assistant Chief Manager.**

Witness my hand, at office in Nashville, Tennessee, this **27th** day of **September, 2013.**

Notary Public

My Commission Expires: 9/10/2016