This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $150,000.00.

Affiant

Subscribed and sworn before me this the 31st day of October, 2013.

Notary Public
My commission expires: 1/5/17

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Salvatore DiBenedetto 11 Music Square East Unit 404 Nashville, TN 37203	New Owner	93-13-A-404 CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CARLA DUFFY AND STEVE G DUFFY, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SALVATORE DIBENEDETTO AND CHERYL DIBENEDETTO, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 404 on the plan of Spence Manor Condominiums created under Title 66 Chapter 27 Section 101, et seq., as amended, Tennessee Code Annotated as established by a Master Deed of record in Book 6794, page 219, in the Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit A-1 of said Master Deed reference is hereby made for the plat of Spence Manor Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Unit.

Being the same property conveyed to Carla Duffy, a married person, by Warranty Deed from James Clarke Harris, Sr., dated May 11, 2005, of record in Instrument No. 20050516-0055117, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 11 Music Square East Unit 404, Nashville, TN 37203.

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/or 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 successors, 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 hand this the 31st day of October, 2013.

Carla Duffy

Steve G Duffy

BILL GARRETT, Davidson County
Trans:T20130094198 DEEDWARR
Recvd: 11/04/13 14:29 2 pgs
Fees:13.00 Taxes:555.00
20131104-0114386

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Carla Duffy and Steve G Duffy, 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 and official seal this 31st day of October, 2013.

My commission expires:

1/15/17

Notary Public

MARK BELL
STATE
OF
TENNESSEE
NOTARY
PUBLIC
WILLIAMSON COUNTY