WARRANTY DEED

BOX 30-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

ROBIN S. EDWARDS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of January, 2014.

Notary Public

MY COMMISSION EXPIRES: 2/4/2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Edwin W. Benson, III	NEW OWNER	171040A04200CO
(NAME)	(NAME)	
5408 Brownstone Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Christine G. Guenther and husband, Siegfried Guenther**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Edwin W. Benson, III and Jennifer D. Benson , husband and wife,** , hereinafter called the GRANTEE(S), their heirs and/or 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. 87 on the Plan of Section One, Brownstone, of record in Plat Book 9700, page 496-497, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Christine G. Guenther and husband, Siegfried Guenther by Warranty Deed dated 07/12/2011 from Lee A. Lawrence, unmarried of record in Instrument 201107210056001, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

All matters as set forth per Book 9700, Page 496, Book 9700, Page 497, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Book 10658, Page 952, as amended of record in Instrument 200101180005696, said Register's Office.
Stormwater Detention Agreement Easement of record in Book 10951, Page 689, said Register's Office.
Charter of record in Book 10659, Page 15, said Register's Office.
Quitclaim Deed to the Homeowner's Association of record in Instrument 200107190076872, said Register's Office.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record

unimproved ☐

BILL GARRETT, Davidson County
Trans: T20140004354 DEEDWARR
Recvd: 01/21/14 10:44 2 pgs
Fees: 13.00 Taxes: 1332.00

20140121-0005386

File No.: 01288-18544
SMG TN Warranty Deed

This is improved ☑ property, known as 5408 Brownstone Drive, Brentwood, TN 37027

(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/or 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/or 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 17th day of January, 2014.

Christine G. Guenther

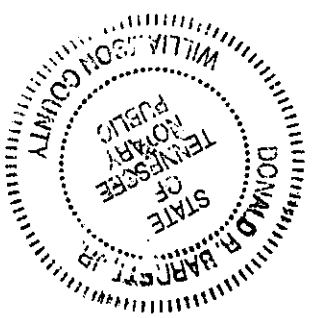
Siegfried Guenther

State of Tennessee
County of Williamson

Personally appeared before me Christine G. Guenther and Siegfried Guenther, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of January, 2014.

Notary Public
My Commission Expires: 8/27/17



RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027