This instrument prepared by:
THOMAS N. JONES
Attorney at Law
Thomas N. Jones & Associates
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #22120.2014

return → **BANKERS TITLE**
3310 West End Ave., Suite 410
Nashville, Tennessee 37203

NEW OWNER:	**SEND TAX BILL TO:**	**MAP & PARCEL:**
Thomas E. Benjamin Linda Benjamin 8909 Macauley Lane Nolensville, TN 37135	ARK-LA-TEX FINANCIAL 5160 TENNYSON PKWY Suite 2000W PLANO, TX 75024	168 04 O A 052.00

BILL GARRETT, Davidson County
Trans:T20140015515 DEEDWARR
Recvd: 03/06/14 14:22 3 pgs
Fees:18.00 Taxes:1209.90
20140306-0019049

WARRANTY DEED

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, Dustin G. Bambic and wife, Kristin C. Mitchell**, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Thomas E. Benjamin and wife, Linda Benjamin,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 162 on the Final Plat of Burkitt Place, Phase 1A, Section 2, as of record in Instrument Number 20060315-0029571 and as corrected by Surveyor's Certificate of Correction of record in Instrument Number 20060427-0048556, Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dustin G. Bambic and wife, Kristin C. Mitchell by Deed dated April 30, 2007 from The Craig Company, a Tennessee corporation, and being of record in Instrument Number 20070503-0053113, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2014 taxes are a lien but are not yet due and payable and will be the responsibility of the Grantees for payment of said taxes.
2. Any and all building and zoning regulations of City, County and State.
3. Any and all easements which may affect the within described property.
4. Declaration of Covenants of record in Instrument Number 20060306-0025388, Register's Office of Davidson County, Tennessee and also in Book 3845, Page 754, Book 4166, Page 667 and Book 4179, Page 811, Register's Office of Williamson County, Tennessee.
5. Any and all notes and matters on the Plan of record in Instrument Number 20060315-0029571 and as corrected in Instrument Number 20060427-0048556, Register's Office of Davidson County, Tennessee.
6. Charter for Burkitt Place homeowners association of record in Book 4244, Page 871, Register's Office of Williamson County, Tennessee.
7. Easement to Metro for inspection and maintenance agreement for stormwater maintenance facilities of record in Instrument Number 20070202-0014304 and 20070724-0087659, Register' s Office of Davidson County, Tennessee.
8. Open Space Deed of record in Instrument Number 20071220-00145868, Register's Office of Davidson County, Tennessee and Book 4449, page 487, Register's Office of Williamson County, Tennessee.

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 we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND we further covenant and bind ourselves, our heirs and representatives, 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.

This is improved property is known as: 8909 Macauley Lane, Nolensville, Tennessee 37135

Executed on this 3rd day of March, 2014.

Dustin G. Bambic

Kristin C. Mitchell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, Dustin G. Bambic and wife, Kristin C. Mitchell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 3rd day of March, 2014.

Notary Public

LEIGH ANNE SAVORS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 8-10-14

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $327,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 3rd day of March, 2014.

Notary Public

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN.

My Commission Expires: 1-9-16