BILL GARRETT, Davidson County
Trans:T20140046623 DEEDWARR
Recvd: 07/01/14 09:06 2 pgs
Fees:13.00 Taxes:231.25
20140701-0057473

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$62,500.00
X _____
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
20TH DAY OF June, 2014.
_____
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 9-11-17
(AFFIX SEAL)

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Benton 330 Stewarts Ferry Pike Nashville, Tennessee 37214	Legacy Home Loans, LLC 4025 Hillsboro Rd., Ste. 601 Nashville, TN 37215	096-07-0-A-025.00 CO

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,

Philip A. Smart, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Timothy Benton, unmarried

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:

A certain condominium apartment in Davidson County, Tennessee, being Lot No. 1, Unit No 4 on the Plan of Bianca Square Condominiums, of record in Book 5800, Page 101, as amended in Book 5200, Page 661, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Philip A. Smart, unmarried by Deed from John L. Alexander and wife, Eineke Alexander, dated January 8, 2004 of record in Instrument Number 200401120004769, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2014 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 5800, Page 101 amended in Book 5200, Page 661, Register's Office for Davidson County, Tennessee.
3) Property is subject to Master Deed of record in Book 6162, Page 195, amended Book 6165, Page 566, Book 9885, Page 208 Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto in Book 6225, Page 906, including liens for assessments as provided therein, easements and restrictions as contained therein.
4) Property is subject to HOA Charter of record in Book 6168, Page 507, said Register's Office.
5) Property is subject to easements water and sewer services granted to Metro Government of record in Book 6303, Page 616, and Book 6303 Page 621, said Register's Office.
6) Any and all restrictions, conditions, and easements of record.

This is Improved property known as: **330 Stewarts Ferry Pike, Nashville, Tennessee 37214**
(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 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, 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 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 my hand this 20th day of June, 2014.

_____
Philip A. Smart

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Philip A. Smart, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of June, 2014.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
SEPTEMBER 11, 2017

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076