BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140056564 DEEDWARR
Recvd: 08/04/14 12:57 2 pgs
Fees:13.00 Taxes:364.45
20140804-0069671

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 18, 2017

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Riddle	New Owner	
(NAME)	(NAME)	
861 Todd Preis Drive Unit 99A		142-9-A-2 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **LISA VENEGAS, MARRIED, ROBERT J. ALT, MARRIED, JASMINE BAY BENNETT, SINGLE AND TYLER DOUGLAS BENNETT, SINGLE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES RIDDLE AND REBECCA RIDDLE, HUSBAND AND WIFE,** 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 99A, DORAL COUNTRY VILLA, SECTION 1, as shown on plat of record in Plat Book 4860, Page 96, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Elizabeth A. Clark by Warranty Deed from V. Preston Taylor, Executor of the Last Will and Testament of William Wesley Taylor, recorded on the 13th day of April, 2004 in Instrument No. 20040413-0041470, in the Register's Office of Davidson County, Tennessee. The said Elizabeth A. Clark has since died. Lisa M. Venegas, Robert J. Alt, Jasmine Bennett and Tyler Bennett are the devisees under the Will of Elizabeth A. Clark, under Docket No. 14P-594, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Jasmine Bennett is also known as Jasmine Bay Bennett and Tyler Bennett is also known as Tyler Douglas Bennett.

This property has never been the marital residence for Lisa Venegas or Robert J. Alt.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Plat Book 4860, Page(s) 96, said Register's Office; and (c) restrictive covenants of record in Book 5011, Page 395, as amended by instrument(s) of record in Book 5015, Page 251, Book 5124, Page 163 and Instrument No. 20070504-0053687, said Register's Office; (d) by-Laws recorded in Instrument No. 20070523-0061626, said Register's Office, (e) Charter of Homeowners Association recorded in Book 5220, Page 112, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 861 Todd Preis Drive Unit 99A, Nashville, TN 37221

(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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness our hands this 23 day of July, 2014.

Jasmine Bay Bennett, By: Lisa Venegas, Attorney in Fact

Lisa Venegas

Tyler Douglas Bennett, By: Lisa Venegas, Attorney in Fact

Robert J. Alt, By: Lisa Venegas, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lisa Venegas, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23 day of July, 2014.

Commission expires:

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson

On this 23 day of July, 2014, before me personally appeared Lisa Venegas, to me known to be the person who executed the foregoing instrument on behalf of Jasmine Bay Bennett, Tyler Douglas Bennett and Robert J. Alt and acknowledged that she executed the same as the free act and deed of Jasmine Bay Bennett, Tyler Douglas Bennett and Robert J. Alt.

Witness my hand and official seal at Nashville, Tennessee this 23 day of July, 2014.

Commission expires:

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public