WARRANTY DEED

RACHEL NEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
JULY 3, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dan McLaren Virginia McLaren	New Owner	116-1 A 17
(NAME) 114 Dunham Springs Ln.	(NAME)	
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140065898 DEEDWARR
Recvd: 09/04/14 14:00 3 pgs
Fees:18.00 Taxes:2960.00
20140904-0081081

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, **Jeffrey P. Benson and wife, Linda P. Benson**, , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dan McLaren and Virginia McLaren, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF GRANTORS' RIGHT TITLE AND INTEREST IN AND TO THAT CERTAIN TRACT OR PARCEL OF LAND HEREIN AFTER DESCRIBED, THE SAID GRANTORS OWNING A 67.20% UNDIVIDED INTEREST AS TENANTS BY THE ENTIRETIES AND THE SAID LINDA P. BENSON OWNING A 32.80% UNDIVIDED INTEREST INDIVIDUALLY, SAID LAND BEING SITUATED IN DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARCITULARLY DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 17 of Dunham Springs Residential PUD (erroneously referred to as Park in previous Deeds), as shown on plat of record in Plan Book 6250, Page 936, Register's Office of Davidson County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Grantors in percentages as follows:

1. A 30.7% undivided interest to Grantors as tenants by the entireties by Warranty Deed from Brian A. W. Blacklock and wife, Joan M. Blacklock of record in Book 10198, page 128, Register's Office for Davidson County, Tennessee.

2. An additional 36.5% undivided interest to Grantors as tenants by the entireties by nine (9) Quitclaims Deeds from Nancy S. Peterson as follows:

a) Instrument No. 20001229-0127638, Register's Office for Davidson County, Tennessee (3.75%)
b) Instrument No. 20011231-0144840, Register's Office for Davidson County, Tennessee (4%)
c) Instrument No. 20021230-0161711, Register's Office for Davidson County, Tennessee (4%)
d) Instrument No. 20031217-0180123, Register's Office for Davidson County, Tennessee (4%)
e) Instrument No. 20050104-0001443, Register's Office for Davidson County, Tennessee (4%)
f) Instrument No. 20051228-0155166, Register's Office for Davidson County, Tennessee (4%)
g) Instrument No. 20061219-0156411, Register's Office for Davidson County, Tennessee (4.25%)
h) Instrument No. 20071231-0149151, Register's Office for Davidson County, Tennessee (4.25%)
i) Instrument No. 20081222-0122011, Register's Office for Davidson County, Tennessee (4.25%)

3. A 32.80% undivided interest to Linda P. Benson individually by Quitclaim Deed from Nancy S. Peterson of record in Instrument No. 20121218-0116425, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete survey of the land and not shown by the Public Records and additionally subject to the following matters:

Property Taxes for the current year which have been pro rated at closing and assumed by the Grantees.

All matters as set forth per Plan Book 6250, Page 936, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Book 6875, Page 530, as amended of record in Instrument 200807070069889, said Register's Office.

Easements for sewer, water, electric, gas and telephone lines retained by Metropolitan Government of Nashville and Davidson County, in Ordinance #82-1062 vacating and abandoning Shadybrook Drive between Hickory Valley Road and Dunham Springs Road.

Easements for sewer, water, electric, gas and telephone lines retained by Metropolitan Government of Nashville and Davidson County, in Ordinance #82-1074 closing, vacating and abandoning a portion of Dunham Springs Road.

Agreements for Dedication of Easements for Sanitary Sewer and/or Storm Drainage of record in Book 4462, Page 147 and Book 6380, Page 360, said Register's Office.

Deeds of Conveyance for water and sewer lines from Dunham Spring, Inc. to Metro Government of record in Book 7593, Page 527 and Book 7593, Page 590, said Register's Office.

Quitclaim Deed to the Homeowner's Association of record in Book 7008, Page 977, said Register's Office.

Charter of Homeowners Association of record in Book 6943, Page 559 and Book 8433, Page 976, said Register's Office.

Easements set forth in Agreement for Dedication of Easement for Sanitary Sewers and or Storm Drainage and Water Mains recorded in Book 7899, page 680, said Register's Office.

Right of Way Agreement conveyed to Nashville Gas Company of record in Book 7899, page 686, said Register's Office.

Easements set forth in Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage and Water Main recorded in Book 7903, page 989, said Register's Office

unimproved ☐

This is improved ☒ property, known as **114 Dunham Springs Ln., Nashville, TN 37205**

(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 our hands this 29th day of August, 2014.

Jeffrey P. Benson

Linda P. Benson

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 Jeffrey P. Benson and Linda P. Benson, the bargainors, 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 and official seal at Nashville, Tennessee this 29TH DAY OF AUGUST, 2014.



Commission expires: 7/6/2015

Notary Public