BILL GARRETT, Davidson County
Trans: T20140076266 DEEDWARR
Recvd: 10/08/14 15:23 2 pgs
Fees: 13.00 Taxes: 888.00
20141008-0093537

WARRANTY DEED

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

ganderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6TH DAY OF OCTOBER, 2014.

E Prophet
Notary Public

MY COMMISSION EXPIRES: 11-3-2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Eric S. Hall and Tara Villicana	~~Benchmark Home Properties~~	102 14 0 013.00
(NAME)	(NAME) New Owner	
1020 Downey Drive		
(ADDRESS)	(ADDRESS)	
Nashville 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Forty Thousand And No/100 Dollars ($240,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **WM Enterprises, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Eric S. Hall, an unmarried man, and Tara Villicana, an unmarried woman**, 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 all of Lot No. 1, on the plan of Brook Meade Addition, Section 1, of record in Plat Book 2663, Page 53, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to WM Enterprises, LLC by deed dated August 1, 2013 from Marvin E. Rainey, Jr. of record in Instrument No. 20130805-0081831, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 1020 Downey Drive, Nashville, TN 37205

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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 it does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its successors 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 6th day of October, 2014.

WM Enterprises, LLC

BY: _____

William Ammerman, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William Ammerman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to bethe Member, and is authorized to execute the instrument on behalf of WM Enterprises, LLC, the within named bargainor, and that he as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Member.

Witness my hand and seal this 6th day of October, 2014.

_____

Notary Public

My Commission Expires: 3/6/18

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: FRN-141578