BILL GARRETT, Davidson County
Trans:T20140087040 DEEDWARR
Recvd: 11/19/14 08:28 2 pgs
Fees:13.00 Taxes:318.20
20141119-0106485

Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$86,000.00
|_____
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
| 14th DAY OF November, 2014.
|_____
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 10/18/2016
| (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Tyler White 330 Stewarts Ferry Pike Nashville, TN 37214	Eastman Credit Union 2021 Meadowview Lane Kingsport, TN 37660	096.07-0A-025.00CO

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, I,

Timothy Benton, unmarried

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

Tyler Jordan **White, 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 Timothy Benton, unmarried by Deed from Philip A. Smart, unmarried dated June 27, 2014 of record in Instrument Number 201407010057473, 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 5200, Page 661 (amending Book 5800, Page 101), Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 6162, Page 195; as amended in Book 6165, Page 566; and Book 9885, Page 208, Register's Office for Davidson County, Tennessee.
4) Property is subject to HOA Charter of record in Book 6168, Page 507, Register's Office for Davidson County, Tennessee.
5) Property is subject to By Laws, per Master Deed, of record as amended in Book 6225, Page 906, Register's Office for Davidson County, Tennessee.
6) Property is subject to private road maintenance agreement of record in Book 5945, Page 856, Register's Office for Davidson County, Tennessee.
7) Property is subject to easement for fire hydrant in Book 6303, Page 616, Register's Office for Davidson County, Tennessee.
8) Property is subject to easement for sewer lines, of record in Book 6303, Page 621, Register's Office for Davidson County, Tennessee.
9) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **330 Stewarts Ferry Pike, Nashville, TN 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(s) this 14 day of November, 2014.

_____
Timothy Benton

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Timothy Benton, 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 14th day of November, 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