BILL GARRETT, Davidson County
Trans: T20140088763 DEEDWARR
Recvd: 11/25/14 10:31 2 pgs
Fees: 13.00 Taxes: 296.00
20141125-0108593

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS November 21, 2014. Notary Public MY COMMISSION EXPIRES: 8/23/16 (AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2508 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #14-0517

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew J. Brum	**SunTrust Mortgage, Inc.**	**121 04 0A 011.00**
(NAME) **511 Williamsburg Drive**	(NAME) **901 Semmes Ave**	
(ADDRESS) **Nashville,TN 37214**	(ADDRESS) **Richmond, VA 23224**	
(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, **Cameron W. Benson, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew J. Brum, 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:

Land in Davidson County, Tennessee, being Unit No. 511, as shown on the plan of Williamsburg Condominiums, a Horizontal Property Regime, filed as Exhibit C to and established by the Master Deed of record in Book 7114, Page 443, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and accurate description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners , and the Bylaws of the Association of Owners. Also being Unit No. 511 as shown on the plan of Phase One, Williamsburg, of record in Plat Book 6900, Page 193 as amended in Book 7152, Page 916, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said Unit.

Being the same property conveyed to Cameron W. Benson A married man, by Warranty Deed from Amanda K. Benson Loosier a married woman recorded August 11, 2011 in Instrument Number 20110811-0062072, Register's Office for Davidson County, Tennessee.

This property was never used as the principal residence of the seller.

Power of Attorney of record in Instrument # 20141125-0108592, Said Register's Office.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **511 Williamsburg Drive, Nashville, TN 37214**
(House Number) (Street) (City, State) (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.

IN WITNESS WHEREOF, this instrument has been executed on this the **21st** day of **November, 2014**.

Cameron W. Benson
Cameron W Benson by VRB as Attorney in Fact
By: Virginia R. Benson, As Attorney In Fact

STATE OF TENNESSEE
COUNTY OF **Davidson**

Before me, the undersigned Notary, personally appeared **Virginia R. Benson**, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of **Cameron W. Benson**, and who acknowledged that he/she executed the same as the free act and deed of the said **Cameron W. Benson**, by virtue of a Power of Attorney, duly executed and appearing of record.

Witness my hand and official seal on **11/21/2014**.

NOTARY

My Commission Expires: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY