WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140091746 DEEDWARR
Recvd: 12/08/14 14:39 2 pgs
Fees:13.00 Taxes:531.88
20141208-0112349

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF NOVEMBER, 2014.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: My Commission Expires NOV. 6, 2017 (AFFIX SEAL)

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
Jacob Scott Padgett	Waterstone Mortgage Corp.	Map 118-2-C
(NAME) 801 Inverness Avenue, Unit C2	(NAME) N 25 W23255 Paul R d	Parcel 42
(ADDRESS) Nashville, TN 37204	Pewaukee, WI 53072	
(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, **I, LELIA M. BENISON, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JACOB SCOTT PADGETT AND SCOTT JOSEPH PADGETT, TENANTS IN COMMON** _____, 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 Unit No. C-2 as specified on the Plat shown in the Master Deed , on the Plan of Village South Condominiums, a horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed for Village South Condominiums of record in Instrument No. 20070821-0100079, Register's Office for Davidson County, Tennessee, including without limitation, the Bylaws appended thereto, said Register's Office, together with the undivided percentage interest in the Common elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Village south Condominiums for placement of Units as shown on Exhibit "E" to the Master Deed of record in Instrument No. 20070821-0100079, said Register's Office for a more complete description thereof.

Being the same property conveyed to Lelia M. Benison, a single woman, by deed dated April 28, 2008, from Craighead Village south, LLC of record in Instrument No. 20080429-0043509, said Register's Office.

This conveyance is subject to (a) 2015 real property taxes; and (b) Master Deed and Bylaws of record in Instrument No. 20070821-0100079, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 801 Inverness Avenue, Unit C2, Nashville, TN 37204
(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 this 26th day of November, 2014.

Lelia M. Benison

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 Lelia M. Benison, 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 26 day of November, 2014.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015