WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150026792 DEEDWARR
Recvd: 04/10/15 09:28 2 pgs
Fees:13.00 Taxes:495.80
20150410-0031547

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of April, 2015

Notary Public

MY COMMISSION EXPIRES: 12/5/17

(AFFIX SEAL)

GREGG N. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires December 5

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
Benjamin Nelson	ACoPA	096-09-0-039.00
(NAME)	(NAME)	
400 Lorna Dr.	300 North Cresh Blvd #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Goodlettsville TN. 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jarrod R. Kaufman, a married man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Benjamin Nelson, an unmarried man,** 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 Lot No. 153 on the Plan of Woodberry Park, as shown by plat of record in Plat Book 2133, Pages 117, 118 and 119, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Jarrod R. Kaufman, unmarried, by Warranty Deed from Wesley R. Wilford, an unmarried person, dated 7/28/09 and recorded 7/29/09 in Instrument Number 20090729-0070774, Register's Office for Davidson County, Tennessee.

Jillian Kaufman, wife of Jarrod R. Kaufman, herein joins to convey any and all right and interest she may have; including but not limited to her marital rights.

unimproved ☐

This is improved ☑ property, known as 400 Lorna Dr., 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/our hands this 6th day of April, 2015.

Jarrod R. Kaufman

Jillian Kaufman

State of Tennessee
County of Sumner

Personally appeared before me Jarrod R. Kaufman and Jillian Kaufman, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 6th day of April, 2015.

Notary Public _____
My Commission Expires: _____

File No.: 150196

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-26-2016