BILL GARRETT, Davidson County
Trans:T20150046196 DEEDWARR
Recvd: 06/11/15 09:47 2 pgs
Fees:13.00 Taxes:351.50
20150611-0055253

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 95,000.00

Affiant

Subscribed and sworn to before me, this 5th day of June, 2015.

Notary Public

My commission expires: 6-28-15

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Joseph Benson	**PINNACLE BANK**	**06013012300**
2625 Old Matthew Road	**150 3RD AVENUE SOUTH, SUITE 900**	
Nasvhille, TN 37207	**NASHVILLE, TN 37201**	

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 ACKNOWLEDGE, WE,

Kingdom Homes, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joseph Benson, 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. 110 on the revised plan of Trinity Hills Village, Section III, First Addition, as of record in Book 4460, Page 32, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kingdom Homes, LLC, by Warranty Deed from Joseph D. Claybon, dated 09/10/2014 and recorded on 09/26/2014 in Instrument Number 20140926-0088823, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Joseph D. Claybon, by Special Warranty Deed from Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee f/k/a Norwest Bank Minnesota, N.A., as Trustee for Asset-Backed Securities Corporation Home Equity Loan Trust 2001-HE1, a corporation organized and existing under the laws of the United States, dated 05/01/2008 and recorded on 06/11/2008 in Instrument Number 20080611-0059887, said Register's Office. Affidavit of Scrivener's Error of record in Instrument Number 20080701-0067473, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 2625 Old Matthew Road, Nasvhille, TN 37207.

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 in 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 hand(s) this 5th day of June, 2015.

Kingdom Homes, LLC
By: Luciana Aliaga
Its: Managing Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Luciana Aliaga, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she/they is Managing Member of Kingdom Homes, LLC and that he is authorized by Kingdom Homes, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 5th day of June, 2015.

Notary Public

My Commission Expires: 9/16/17

