WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150047737 DEEDWARR
Recvd: 06/16/15 11:31 2 pgs
Fees: 13.00 Taxes: 810.30
20150616-0057182

B-CP-15-104

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/6/18

(AFFIX SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Darrell K. McGavic and Dauphne P. McGavic		
(NAME)	(NAME)	**117-03-0C-104.00-CO**
104 Hillsboro Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **HAROLD S. BENSON, A SINGLE MAN,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DARRELL K. MCGAVIC AND DAUPHNE P. MCGAVIC, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee.

Being Unit No. 104 on the plan of Hillsboro Place Condominiums, of record in Book 5200, page 725, and amended in Book 5200, page 757 and 758, both of record in the Register's Office for Davidson County, Tennessee, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Harold S. Benson, a single man by Warranty deed from Nicholas A. Rose, Jr., unmarried of record in Instrument No. 20050321-0030654 Register's Office for Davidson County, Tennessee, dated March 11, 2005 and recorded on March 21, 2005.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 725, as amended in Plat Book 5200, Page(s) 757 and 758, Register's Office for Davidson County, Tennessee.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Hillsboro Place Condominiums of record in Book 6244, Page 394, as supplemented in Book 6285, page 209, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6244, Page 405, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 6265, Page 260, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Book 6255, Page 932, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 6128, Page 852, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance to Metropolitan Government for water mains of record in Book 6255, Page 937, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **104 Hillsboro Place , Nashville, Tennessee 37215**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 12th DAY OF JUNE, 2015.

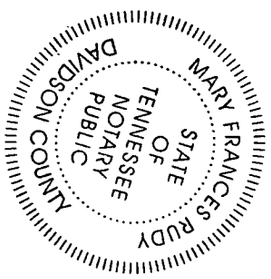
Harold S. Benson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HAROLD S. BENSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of June, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
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Nashville, TN 37212