BILL GARRETT, Davidson County
Trans: T20150048656 DEEDWARR
Recvd: 06/18/15 12:52 2 pgs
Fees: 13.00 Taxes: 832.50
20150618-0058266

WARRANTY DEED

27289

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17th DAY OF JUNE, 2015.

(Affix Seal) Notary Public

My Commission Expires: 11/15/2015

AMY T. NELSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Sue Ann T. Stewart husband, James Holland Stewart	New Owner	Map/Parcel
601 Old Hickory Blvd., # 119		171030B30200CO
Brentwood, TN 37027		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, WHITNEY ANDERSON BENNER, formerly known as WHITNEY ANDERSON, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto SUE ANN T. STEWART AND HUSBAND, JAMES HOLLAND STEWART, hereinafter called the GRANTEES, their heirs and assigns, that 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. 64 on the Plan of Phase Two, Section Seven, Townhomes of Fredericksburg, of record in Book 9700, page 957, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Whitney Anderson, unmarried, by Warranty Deed from Richard Henson, a married man, Chad Hethcox, and wife, Meghan Henson Hethcox, of record in Instrument No. 20110425-0031397, Register's Office for Davidson County, Tennessee, dated April 22, 2011.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2015 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying her prorata part thereof to GRANTEES, who will be responsible for payment of said.
b. All matters shown on the Plan of record in Book 9700, page 957, Register's Office for Davidson County, Tennessee.
c. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Townhomes of Fredericksburg of record in Book 7798, page 843, Book 8920, Page 65, amended in Book 9500, page 393, Book 9860, page 840, Book 10126, page 435, Book 10224, page 683, Book 10294, page 850, Book 10453, page 931, Book 11550, page 531, Book 10694, page 541, Book 10628, page 517, Book 11682, page 75, and Instrument 200007180070558, Register's Office for Davidson County, Tennessee.
d. By-Laws in Book 8920, page 45, amended in Book 10694, page 539, Book 10126, page 486, Book 10275, page 959, Book 11550, page 554, and Instrument No. 20150102-0000219, Register's Office for Davidson County, Tennessee.
e. Charter in Book 8920, page 40, amended in Book 10126, page 430 and Book 11550, page 529, Register's Office for Davidson County, Tennessee.
f. All matters shown on the PUD Boundary in Book 7900, page 509, and Plat Book 7900, page 807, Register's Office for Davidson County, Tennessee.
g. Storm water detention agreement of record in Book 10357, page 920, Register's Office for Davidson County, Tennessee.
h. Quitclaim Deed for common areas in Book 11753, page 208, Register's Office for Davidson County, Tennessee.
i. Water Main Easement in Bok 9698, page 81, Register's Office for Davidson County, Tennessee.

j. Sanitary Sewer Easement in Book 7358, page 643, Book 7851, page 712, Book 7993, page 269, and Book 9607, page 431, Book 9698, page 124, Register's Office for Davidson County, Tennessee.
k. Easement for Cable TV in Instrument 200005160049387, Register's Office for Davidson County, Tennessee.
l. Easement to BellSouth in Book 10709, page 143, Register's Office for Davidson County, Tennessee.
m. Amenities Areas in Book 9443, page 538, Register's Office for Davidson County, Tennessee.
n. Dedication of Site Drainage Easement in Book 10012, page 756, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 601 Old Hickory Blvd., #119, Brentwood, Tennessee 37027

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 the GRANTOR, does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and she does further covenant and bind herself, her heirs and/or assigns, 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.

Jonathan Harold Benner, husband of Whitney Anderson Benner, hereby joins in this conveyance for the purpose of conveying any and all right, title and interest he may have in the subject property by reason of his marital status, or otherwise.

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 our hands this 17th day of June, 2015:

Whitney Anderson Benner

Jonathan Harold Benner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Whitney Anderson Benner and Jonathan Harold Benner, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of June, 2015:

Notary Public

My commission expires: 4-8-17

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: APRIL 8, 2017