WARRANTY DEED

File #15054473

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/18/18
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150052607 DEEDWARR
Recvd: 06/30/15 14:05 2 pgs
Fees:13.00 Taxes:510.60
20150630-0063185

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg A
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Corissa A Benchley	Fairway Independent Mortgage C	173-5-A/222CO
(NAME)	(NAME)	
1780 Red Jacket Drive	783 Old Hickory Blvd., Ste. 320E	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood, TN 37027	
(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/WE, **Sarah E. Martin, Married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Corissa A Benchley, a single person,** 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:

Being Unit No. 222, on the plan of Barnes Crossing Planned Unit Development, as shown by Master Deed of record in Instrument No. 20050721-0084791, re-recorded in Instrument No., as the same appears of record in Plat Book 20050128-0092480, and as amended in Instrument No.20051114-0136938, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Sarah D. Martin, an unmarried woman, by Warranty Deed from Karen J. Kuninsky Berryhill, married, dated 01/04/2008, of record in Instrument No. 20080107-0001796, said Register's Office. **The said Sarah D. Martin having since married.**

*****This is has never been the principal residence of the grantor's spouse*****

This conveyance is subject to: Taxes for the year 2015, a lien, not yet due or payable.; Master Deed and By-Laws of record in Instrument No. 20050721-0084791, Instrument No. 20050805-0092480, and in Instrument No. 20051114-0136938, said Register's Office.; Easement to Metro of record in Instrument No. 20050721-0084791 and in Instrument No. 20050811-0095171, said Register's Office.; Charter of Homeowner's Association included of record in Master Deed as Exhibit B.; Planned Unit Development Boundary as of record in Instrument No. 20050128-0010427, said Register's Office.; All matters on said Master Deed of record in Instrument No. 20050721-0084791 and amended in Instrument No. 20051114-0136938, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **1780 Red Jacket Drive, Antioch,TN,37013**

(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 our hands this 29th day of June, 2015.

Sarah E. Martin

Sarah E. Martin

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Sarah E. Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 29th day of June, 2015.

Commission expires:

8/18/18

Notary Public

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. A
Murfreesboro, TN 37130