NEW OWNER:

Claudette C Smith
638 Timber Lane
Nashville, TN 37215

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 15-0620

Map 117 Group 02-0-C Parcel 020.00CO

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20150053516 DEEDWARR
Recvd: 07/02/15 11:28 2 pgs
Fees:13.00 Taxes:1328.30
20150702-0064228

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Fifty-Nine Thousand and 00/100 Dollars ($359,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **GIL BENAMI, married** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **CLAUDETTE C SMITH, unmarried** ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

A Condominium Apartment in Davidson County, Tennessee, Being Unit No. 20 of Regency Park, together with the carport designated 20-A, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 3700, Page 111 and 112, Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

BEING the same property conveyed to Gil Benami, married a/k/a Gil Ben-Ami, married, by Warranty Deed from Edgar M. Rothschild III, married, dated June 30, 2008, and of record in Instrument No. 20080701-0067799, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 638 Timber Lane, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear

and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 29th day of **June, 2015**.

GIL BENAMI

Andra Celeste Hutton

ANDRA CELESTE HUTTON joins in this conveyance for the purpose of conveying any marital interest or other interest she may have in the above described property.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, GIL BENAMI AND ANDRA CELESTE HUTTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

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

TODD A. TRESSLER II STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 5-30-17

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The actual consideration or value, whichever is greater, for this transfer is $ **359,000.00** .

Claudette C. Smith

AFFIANT

Sworn to and subscribed to before me this 29th day of **June, 2015**.

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER II STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY