BILL GARRETT, Davidson County
Trans:T20150054799 DEEDWARR
Recvd: 07/07/15 15:02 2 pgs
Fees:13.00 Taxes:259.00
20150707-0065850

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 3rd day of July, 2015, by and between Paulette Redmond, by Gwen Summers, Attorney In Fact, unmarried, party of the first part, and Michael DiBenedetto, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 115-B, on the Plan of the First Revision of the Re-subdivision of Zone Lot Division Lots 114 A and B, 115A and B and 116A & B Section 4, East Lake Subdivision of record in Book 5800, Page 245 and amended in Book 6250, Page 65 and further amended in Book 8250, Page 889, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more accurate and complete description thereof.

Being all or part of the same property conveyed to Paulette Redmond by virtue of that certain Warranty Deed dated September 22, 2003, at Instrument No. 20030924-0141395 in the Register's Office of Davidson County, Tennessee.

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), his heirs and assigns forever; and Ido covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Book 2490, Page 90, Book 6152, page 427 and Book 580, Page 245 amended in Book 6250, Page 65 and further amended in Book 8250, Page 889; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Paulette Redmond
By: Gwen Summers, her attorney In fact
Paulette Redmond, by Gwen Summers, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared Gwen Summers, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Paulette Redmond,and acknowledged that she executed the same as the free act and deed of the said Paulette Redmond.

WITNESS my hand and official seal at office this 3rd day of July, 2015.

Notary Public

My Commission Expires: 2-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Michael DiBenedetto

Tax Parcel No 10811000400

Property Address: 1200 Timber Valley Drive
Nashville, TN 37217

MAIL TAX
BILLS TO: Michael DiBenedetto
5502 Tennessee Ave.
Nashville, TN 37209

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $70,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 3rd day of July, 2015.

Notary Public

My Commission Expires: November 5, 2018

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON