G#27480-4 Box#14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150060081 DEEDWARR
Recvd: 07/23/15 09:47 2 pgs
Fees:13.00 Taxes:769.60
20150723-0072186

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$208,000.00.**

Affiant

Subscribed and sworn to before me, this the 22nd day of July, 2015.

Notary Public

My commission expires:
(AFFIX SEAL)

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires 07-03-2017

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Reginald Payton Hendricks	**Quicken Loans, Inc.**	**Map 149-15-0-A Parcel 207.00co**
605 Welshcrest Place	**1050 Woodward Avenue**	
Antioch, TN 37013	**Carol Stream, IL 60197**	

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, WE,

Jeff Benz and Erin Benz, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Reginald Payton Hendricks, an unmarried man

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:

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Cambridge Forest, Section Four, a Planned Unit Development, of record in Instrument No. 20000918-0092192, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Jeff Benz and Erin Benz, husband and wife by Deed from Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee corporation, dated October 18, 2001, of record in Instrument No. 20011024-0116459, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
(1) The Plan of record in Instrument No. 20000918-0092192, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
(2) Declaration of Covenants, Conditions and Restrictions of Cambridge Forest, of record in Book 10332, page 1, and amended in Book 10774, Page 723, Register's Office for Davidson County, Tennessee.
(3) Charter of Cambridge Forest Homeowners' Association, Inc. of record in Book 10343, page 769, Register's Office for Davidson County, Tennessee.
(4) Dedication of common areas to Cambridge Forest Homeowner's Association, Inc., of record in Instrument No. 20030624-0086954, said Register's Office.
(5) Taxes for 2015 a lien, not yet due and payable, which have been prorated and assumed by the Grantee herein.

This is improved (__X__) Unimproved (____) property, known as **605 Welshcrest Place, Antioch, TN 37013**

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 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 my/our hand(s) this **22nd** day of **July, 2015.**

Jeff Benz

Erin Benz

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Jeff Benz and Erin Benz,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **22nd** day of **July, 2015.**

Notary Public

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

My Commission Expires: