BILL GARRETT, Davidson County
Trans:T20150062505 DEEDWARR
Recvd: 07/30/15 09:03 3 pgs
Fees:18.00 Taxes:554.63
20150730-0074973

RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122

This instrument prepared by:
Fidelity Residential Solutions
7161 Bishop Road, Suite 250
Plano, TX 75024
754267 2015-13869
Terry Chandler

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	
Gary Hollowell and Emily Hollowell	Gary Hollowell and Emily Hollowell	
8441 Callabee Way, Unit H9, Cane Ridge, TN 37013	8441 Callabee Way, Unit H9, Cane Ridge, TN 37013	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Melissa Benedetti, a married woman,** have this day bargained and sold, and do hereby transfer and convey unto the said **Gary Hollowell, a married man and Emily Hollowell, a single woman, as tenants in common with right of survivorship,** the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

See Attached Exhibit "A".

STATE OF TENNESSEE

COUNTY OF Wilson The actual consideration or value whichever is greater, for this transfer is $149,900.00.00

Affiant

Subscribed and sworn to before me this the 20th day of July 2015.

Notary Public Liz Jones

My commission expires: 8-14-17

(Affix Seal)

LIZ JONES
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

This is improved property known as 8441 Callabee Way, Unit H9, Cane Ridge, TN 37013.

01288-27218

improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 20th day of July, 2015, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Melissa Benedetti

Melissa Benedetti

STATE OF Georgia
COUNTY OF Cobb

Personally appeared before me, Romi Newton, a Notary Public in and for said County and State, Melissa Benedetti, the within named bargainor Married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of July, 2015.

Newton

Notary Public
My Commission Expires: 4/27/2019

(This area for official notarial seal)

OFFICIAL SEAL
R NEWTON
Notary Public, Georgia
COBB COUNTY
My Commission Expires
April 27, 2019

LEGAL DESCRIPTION

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. H-9 as set forth in the Master Deed Establishing Lenox Creekside, Phase I, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20060306-0025686 and as amended by Instrument No. 20060606-0066938 in the Register's Office for Davidson County, Tennessee; Said unit being shown as part of Exhibits E1, E2 and E3 of said Master Deed.

For information purposes only:

Map/Parcel ID Number: 181-02-0A-135.00CO

BEING the same property conveyed to Melissa Benedetti, a single person by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated July 31, 2007, recorded August 03, 2007, as Document No. 20070803-0092722, Register's Office of Davidson County, Tennessee.