WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150063078 DEEDWARR
Recvd: 07/31/15 11:00 2 pgs
Fees: 13.00 Taxes: 2181.15
20150731-0075668

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $589,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE ~~14TH~~ 27th DAY OF ~~AUGUST~~ July, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 7664 BEN-AMI JV

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Gil Ben-Ami and Andra C. Hutton	Pinnacle Bank	15800007800
1753 Old Hickory Blvd, (6300 Laurelwood Drive)	150 3rd Avenue S., #900	
Brentwood, TN 37027	Nashville, TN 37201	

FOR AND 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,

THOMAS S. EDMONDSON AND MOLLY B EDMONDSON

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

GIL BEN-AMI AND ANDRA C. HUTTON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1753 Old Hickory Blvd, (6300 Laurelwood Drive), Brentwood, TN 37027

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), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand on the ~~14th~~ 27th day of ~~August~~ July, 2015.

X Thomas S. Edmondson, Jr
Thomas S. Edmondson

X Molly B. Edmondson AKA Mary B. Edmondson
Molly B Edmondson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, THOMAS S. EDMONDSON AND MOLLY B EDMONDSON, the bargainor(s), 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 Franklin, Tennessee, this ~~14th~~ 27th day of ~~August~~ July, 2015.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-27-2016

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson and Williamson Counties, Tennessee, being Lot No. 37 on the Plan of Laurelwood, of record in Book 4460, Page 121, Register's Office for said Counties, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed by Warranty Deed from W.P. Russell Sr. & W.P. Russell Jr. d/b/a Russell Homebuilders to Thomas S. Edmondson Sr. & wife Mary B. Edmondson, as recorded on the 8th day of June, 1976 in Deed Book 5032, Page 892 (as to Davidson County); Warranty Deed from W.P. Russell Sr. & W.P. Russell Jr. d/b/a Russell Homebuilders to Thomas S. Edmondson Sr. & wife, Mary B. Edmondson, as recorded on the 8th day of June, 1976 in Deed Book 280, Page 35 (as to Williamson County); Quitclaim Deed from Mary B. Edmondson to Thomas S. Edmondson Sr., as recorded on the 11th day of March, 2002 in Instrument No. 20020311-0029840 (as to Davidson County); Quitclaim Deed from Jim R. Vanderpool, Trustee to Thomas S. Edmondson, Sr. and wife, Mary B. Edmondson, as recorded on the 3rd day of July, 2002 in Instrument No. 20020703-0080128 (as to Davidson County); Quitclaim Deed from Jim R. Vanderpool, Trustee to Thomas S. Edmondson, Sr. and wife, Mary B. Edmondson, as recorded on the 11th day of July, 2002 in Deed Book 2495, Page 810 (as to Williamson County); Quitclaim Deed from Mary B. Edmondson to Thomas S. Edmondson Sr., as recorded on the 31st day of October, 2002 in Instrument No. 20021031-0133239 (as to Davidson County) and Quitclaim Deed from Mary B. Edmondson to Thomas S. Edmondson Sr., as recorded on the 7th day of November, 2002 in Book 2615, Page 540 (as to Williamson County), in the Register's Office of Davidson and Williamson County, Tennessee.

**Molly B. Edmondson, AKA Mary B. Edmondson, joins in they conveyance to convey any and all interest she may have in the property, marital or otherwise.*

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LAURELWOOD, as recorded in Plat Book 4460, Page(s) 121, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (as to Davidson County)

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4695, Page 232 (as to Davidson County), as amended at Instrument No. 19991206-0300200 (as to Davidson County), Book 205, Page 874 (as to Williamson County), as amended in Book 1934, Page 159 (as to Williamson County) , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).