Bo4 36

WARRANTY DEED



NOTARY PUBLIC
June E. Rowell
My Commission Expires
January 9, 2018
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $329,923.00

Linda A. Benson
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF OCTOBER, 2015.

June E. Rowell
NOTARY PUBLIC

MY COMMISSION EXPIRES 1-9-18

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1450B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Katherine R. Benson		180-03A-137.00-CO
6744 N Creekwood Dr		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

DON D. SCHROPE AND LINDA C. SCHROPE, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KATHERINE R. BENSON, TRUSTEE OF THE KATHERINE R. BENSON IRREVOCABLE TRUST AGREEMENT DATED SEPTEMBER 19, 2011

HEREINAFTER CALLED THE GRANTEE(S), 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. 116 on the Plan of Section Four, Stone Creek Park, R20 Residential P.U.D. of record in Plat at Instrument No. 20010619-0064557, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Don D. Schrope and Linda C. Schrope, husband and wife by Warranty deed from Drees Premier Homes, Inc. f/k/a Drees Preferred Collection, Inc., an Ohio Corporation of record in Instrument No. 20020403-0040585 Register's Office for Davidson County, Tennessee, dated March 28, 2002 and recorded on April 03, 2002.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat at Instrument No. 20010619-0064557, Register's Office for Davidson County, Tennessee.

P.U.D. Boundary Plan of record in Plat Book 9700, Page 266, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10324, Page 365, as amended in Instrument No. 20010719-0076875, and supplemented in Instrument No. 20020722-0087705, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 10324, Page 405, in the Register's Office for Davidson County, Tennessee.

Charter for Stone Creek Park Homeowners Association, Inc. of record in Book 10324, Page 358, in the Register's Office for Davidson County, Tennessee.

Deed to Homeowners Association for Open Space/Common Area of record in Instrument Number 20040719-0085622, in the Register's Office for DavidsonCounty, Tennessee.

Easement to Metro for Water Mains of record in Book 6218, Page 199, in the Register's Office for Davidson County, Tennessee.

Easement for Encroachment of record in Book 10487, Page 632, in the Register's Office for Davidson County, Tennessee.

Easement Agreement for Ingress/egress of record in Book 10716, Page 596, in the Register's Office for Davidson County, Tennessee.

Water Use Agreement of record in Book 6068, Page 119, in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20150093178 DEEDWARR
Recvd: 11/02/15 13:28 2 pgs
Fees:13.00 Taxes:1220.72
20151102-0111281

Subject to rights of others in and to the common areas and/or elements.

This is property known as 6744 N Creekwood Dr, 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 30th day of October, 2015.

Don D. Schrope

Linda C. Schrope

Linda C. Schrope

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, DON D. SCHROPE AND LINDA C. SCHROPE, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of October, 2015.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 15-1450B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027