WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M15-2159

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of November, 2015.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

DEBORAH BISSELL NOTARY PUBLIC STATE OF TENNESSEE PERRY COUNTY My Commission Expires APRIL 28, 2019

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael G. Rybiski	Churchill Mtg. Corp	142-02-178.00
(NAME)	(NAME) #400	
7400 Harness Drive	761 Old Hickory Blvd	
(ADDRESS)	(ADDRESS)	
Nasvhille, TN 37221	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Kristen Bendheim**, unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael G. Rybiski and Maurea L. Rybiski, husband and wife**, 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. 223 on the Plan of Cross Timbers Subdivision, Section 4, of record in Book 4175, page 54, as amended in Book 4345, page 409, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Adrian L. Bendheim, IV and wife, Kristen Bendheim by Warranty Deed dated September 29, 2000, recorded on October 3, 2000, of record in Instrument No. 20001003-0097652, Register's Office for Davidson County, Tennessee. Pursuant to Final Divorce Decree filed November 25, 2008 in the Fourth Circuit Court, Case No. 07D-2726, property further conveyed to Kristen Bendheim by Quitclaim Deed from Adrian L. Bendheim, IV, dated April 9, 2009, recorded April 20, 2009, of record in Instrument No. 20090420-0035483, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is Improved ☑ property, known as 7400 Harness Drive, Nasvhille, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20150101531 DEEDWARR
Recvd: 12/01/15 11:20 2.pgs
Fees:13.00 Taxes:1080.40
20151201-0120995

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, their heirs and assigns forever; and we do covenant with 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 our hands this 24th day of November, 2015.

Kristen Bendheim

State of Tennessee

County of Davidson

On this 24th day of November, 2015, before me, a Notary public in and for said County and State, personally appeared Kristen Bendheim, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public

My Commission Expires: 7/8/19

ERNEST D. BENNETT, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 8, 2019