PREPARED BY (AND RETURN TO):

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO:

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DM) Title No.: 58053

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Christopher C. Benditzky 5629 Knob Road Nashville, TN 37209	New Owner

TAX MAP PARCEL NUMBERS: 10306016700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$340,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Nicole L. Heidemann and Jorgen H. Heidemann**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Christopher C. Benditzky, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Brookside Courts Addition No. 2 of record in Book 1835, page 47, Register's Office for said County. Said Lot No. 62 fronts 75 feet on the southerly margin of Knob Road and extends back between parallel lines 300 feet to a dead line in the rear, together with permanent easements for driveway purposes of record in Book 5130, page 135 and Book 6274, page 2, said Register's Office.

Being the same property conveyed to Nicole L. Heidemann and Jorgen H. Heidemann by Warranty Deed from David G. Thompson and spouse Kathryn Thompson, dated May 12, 2003, recorded on May 16, 2003 of record in Instrument No. 20030516-0066976, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan of record in Book 1835, page 47, said Register's Office, shows an owner's certificate, a 30 foot minimum setback line from Knob Road and a 10 foot easement for public utility purposes along the rear line of said lot with a power line lying therein and a 10 foot easement for sewer purposes across the southwesterly portion of said lot, with a 10 inch sewer line lying therein. And a 10 foot easement for sewer purposes located on the easterly line of said lot 125 feet south from the southerly margin of Knob Road, with an 8 inch sewer line and manhole lying therein. Permanent easements for driveway purposes of record in Book 5130, page 135 and Book 6274, page 2, said Register's Office.

This instrument is executed on behalf of Jorgen H. Heidemann by Nicole L. Heidemann pursuant to a Power of Attorney executed by him on the _____ day of _____, _____, of record in Instrument No. *_____, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

*20151214-0125172

This is improved property, known as 5629 Knob Road, Nashville, TN 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

BILL GARRETT, Davidson County
Trans:T20150105110 DEEDWARR
Recvd: 12/14/15 09:40 3 pgs
Fees:18.00 Taxes:1258.00

20151214-0125173

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 8th day of December, 2015.

Nicole L. Heidemann

Jorgen H. Heidemann by Nicole L. Heidemann, Attorney-In-Fact

Atty in Fact

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Nicole L. Heidemann** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Jorgen H. Heidemann**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 8th day of December, 20 15.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $340,000.00.

Affiant

Sworn and subscribed before me this 8th day of December, 20 15.

Notary

My Commission Expires: 3/25/18

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT "A"
To
Warranty Deed

FROM: Nicole L. Heidemann and Jorgen H. Heidemann

TO: Christopher C. Benditzky

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Nicole L. Heidemann, Affiant

Sworn to and subscribed before me this 8th day of December, 2015.

Notary Public

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019