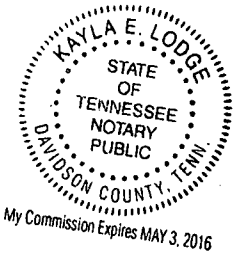
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $438,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 5/3/16
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title and Escrow Series, LLC, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Christian C. Bennerman | NEW OWNER | 172 14 0B 088.00 |
| (NAME) | (NAME) | |
| 4652 Sterling Cross | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Four Hundred Thirty-Eight Thousand And No/100 Dollars ($438,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Brian E. Verprauskus and Shannon Verprauskus, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Christian C. Bennerman**, 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, TN, being Lot No. 88, on the Plan of Winfield Park, Phase 1, Section 1, of record in Plat Book 9700, Pages 765- 768, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Brian E. Verprauskus and wife Shannon M. Verprauskus by Waranty Deed from Sarah A. Dunn, an unmarried woman, dated August 24, 2006 and recorded August 29, 2006 as Instrument No. 20060829-0106827, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4652 Sterling Cross, Nashville, TN 37211

File Number: FRN-155054SSO

BILL GARRETT, Davidson County
Trans:T20150106116 DEEDWARR
Recvd: 12/16/15 09:43 2 pgs
Fees:13.00 Taxes:1620.60
20151216-0126335

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, has 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 10th day of December, 2015.

Brian E Verprauskus by Shannon M Verprauskus Attorney in fact

Brian E. Verprauskus by Shannon Verprauskus, Attorney In Fact

Shannon M Verprauskus

Shannon Verprauskus

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. Shannon Verprauskus,the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of December, 2015.

Notary Public

My Commission Expires: 3/6/18

DAWN D. CHASE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Shannon Verprauskus, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Brian E. Verprauskus, as his Attorney In Fact, under Power of Attorney bearing Book *, page _____, Register's Office for Williamson County, Tennessee and who acknowledged the execution of the same to be the free act and deed of Brian E. Verprauskus, under said Power of Attorney. * 20151216-0126334

Witness my hand and official seal, this the 10th of December, 2015.

Notary Public

My Commission Expires: 3/6/18

DAWN D. CHASE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File Number: FRN-155054SSO

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066