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WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160006245 DEEDWARR
Recvd: 01/25/16 11:36 2 pgs
Fees:13.00 Taxes:296.00
20160125-0006827

State of Tennessee
County of Davidson
TAX
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of January, 2016.

Notary Public
MY COMMISSION EXPIRES: May 08, 2017
(AFFIX SEAL)

I. DYKE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Benningfield	Michael Benningfield	091-130-1-002-00CO
(NAME)	(NAME)	
514 Summit, B	104 Springfield Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Smyrna, TN 37167	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Toni J. Rothfuss,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Michael Benningfield,** 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:

Being Unit B on the Plan of Summit Street Homes, a horizontal Property Regime as described in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160115-0004582, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Toni J. Rothfuss by deed dated October 11, 1013 from Thomas E. Mackey, Sr. and wife Ruby Mai Mackey of record in Instrument No. 20131017-0108324, Register's Office for Davidson County, Tennessee.

There is also conveyed herewith an Easement for Ingress and Egress and Utility purposes as previously retained by the Grantor herein and as reflected in the conveyance of record in Instrument No. 20150924-0096892.

unimproved ☑

This is improved ☐ property, known as 514 Summit, B, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 21st day of January, 2016.

Toni J. Rothfuss

State of Tennessee
County of Davidson

Personally appeared before me Toni J. Rothfuss, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of January, 2016.

Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

File No.: 16-Benn

