True Copy Certification

I, Dellana Lowhorn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, John A Bell Jr, a notary public for this county and state, Dellana Lowhorn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

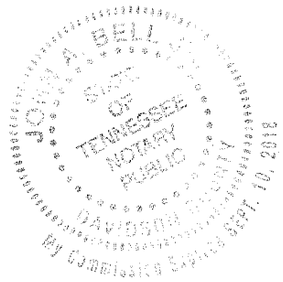
Notary's Signature

JOHN A. BELL JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: _____
Notary' Seal (if on paper)

Davidson County DEEDWARR
Recvd: 03/01/16 15:39 3 pgs
Fees:18.00 Taxes:2053.50
20160301-0019588

WARRANTY DEED



STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $555,000.00

Affiant

SUBSCRIBED AND SWORN ~~TO BEFORE~~ ME, THIS THE 29 DAY OF February, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Luke W Michas	American Mortgage Service	08309037900
(NAME)	(NAME)	
1410 Forrest Ave	11503 Springfield Pike	
(ADDRESS)	(ADDRESS)	
Nashville TN 37206	Cincinnati, OH 45246	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT **Mark A Benzel and wife, Kristine R Weatherill,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Luke W Michas and wife, MaryAnne Brockett**, 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 THE WESTERLY 6 1/3 OF LOT NO. 38 AND THE EASTERLY 33 2/3 OF LOT NO. 39 ON THE PLAN OF THE SUBDIVISION OF THE LINDSLEY 29 ACRE TRACT AS OF RECORD IN BOOK 57, PAGE 66, REGISTER'S OFFICE FOR SAID COUNTY, SAID WESTERLY PART OF LOT 38 AND THE EASTERLY PART OF LOT 39 FRONT TOGETHER 40 FEET ON THE SOUTHERLY SIDE OF FORREST AVENUE FUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO KRISTINE R. WEATHERILL AND HUSBAND, MARK A. BENZEL, BY WARRANTY DEED FROM JOHN PITTS AND SPOUSE, PAM PITTS, DATED SEPTEMBER 28, 2012 OF RECORD IN INSTRUMENT NO. 20121002-0089590, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as 1410 Forrest Ave Nashville TN 37206

(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 our hands this 29 day of February ~~2016~~.

Mark A Benzel

Kristine R Weatherill

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Mark A Benzel and Kristine R Weatherill with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29 day of February, 2016.

Notary Public

My Commission Expires: _____

