Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$152,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
18th day of February, 2016.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 8/18/18
(AFFIX SEAL)

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danielle Goodboo 5910 Colchester Drive Hermitage, TN 37076	Same address as new owner	087.05-0A-033.00 CO

For and in 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,

Rebecca E. Benson, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Danielle L. Goodboo, an unmarried woman

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 Lot No. 33 on the plan of Farmingham Woods, Phase I, as of record in Plat Book 7900, Page 173, amended in Plat Book 7900, Page 228, Register's Office for Davidson County, Tennessee to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Rebecca E. Benson, unmarried by Deed from Tami D. Frisse and husband, Michael J. Frisse dated August 25, 2014 of record in Instrument Number 20140827-0078431, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Book 7900, Page 228, and PUD Boundary Plat in Book 7900, Page 173, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 8238, Page 176, amended in Book 8351, Page 533, and Book 8447, Page 635, Register's Office for Davidson County, Tennessee.
4) Property is subject to the HOA Charter of record in Book 8245, Page 768, said Register's Office.
5) Property is subject to the Stormwater Detention Agreement in Book 8199, Page 852, said Register's Office.
6) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **5910 Colchester Drive, Hermitage, TN 37076**
(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 hand(s) this 18th day of February, 2016.

Rebecca E. Benson

BILL GARRETT, Davidson County
Trans:T20160017766 DEEDWARR
Recvd: 03/03/16 15:41 2 pgs
Fees:13.00 Taxes:562.40
20160303-0020721

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Rebecca E. Benson, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of February, 2016.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
SEPTEMBER 11, 2017

PLEASE RETURN TO:
~~STATE TITLE, INC.~~
~~4334 Lebanon Road~~
~~Hermitage, TN 37076~~

Limestone Title and Escrow, LLC
3173 South Church Street
Murfreesboro, TN 37127