BILL GARRETT, Davidson County
Trans:T20160026999 DEEDWARR
Recvd: 04/04/16 12:59 2 pgs
Fees:13.00 Taxes:1702.00
20160404-0031773

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $459,999.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 1ST DAY OF APRIL, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES: JANUARY 24, 2017

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-1800B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Wilfred A. Lumbang and Dean H. Oleole		083-06-0J-002.00-CO
2010B Benjamin Street		
Nashville, TN 37206-1702		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

LINDA J. TURNER, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

WILFRED A. LUMBANG, UNMARRIED AND DEAN H. OLEOLE, UNMARRIED, JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEE(S), 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 Unit B, 2010 Benjamin Street, as established in the Declaration of Covenants, Conditions and Restrictions for Homes at 2010 Benjamin Street, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20131011-0106933, Register's Office for Davidson County, Tennessee, and depicted on Exhibit "B" of said Declaration of Covenants, Conditions and Restrictions, to which reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to carol Lynne Bowers, unmarried by Warranty deed from New Hope Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20130905-0094034 Register's Office for Davidson County, Tennessee, dated August 30, 2013 and recorded on September 05, 2013.

Being the same property conveyed to Linda J. Turner, a single woman by Warranty deed from Carol Lynne Bowers, unmarried of record in Instrument No. 20140725-0066432 Register's Office for Davidson County, Tennessee, dated July 23, 2014 and recorded on July 25, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 161, Page 149, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Homes at 2010 Benjamin Street, a Horizontal Property Regime With Private Elements, with By-Laws of Homes at 2010 Benjamin Street appended thereto, of record in Instrument Number 20131011-0106933, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Subject to all matters shown on Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions for Homes at 2010 Benjamin Street, A Horizontal Property Regime with Private Elements of record as Instrument Number 20131011-0106933, Register's Office of Davidson County, Tennessee.

Charter of record in Instrument Number 20150526-0048348, in the Register's Office for DavidsonCounty, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 2010B Benjamin Street, Nashville, TN 37206-1702

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 1st day of April, 2016.

Linda J. Turner

Linda J. Turner

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, LINDA J. TURNER, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 1st day of April, 2016.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 16-1800B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027