BILL GARRETT, Davidson County
Trans:T20160037354 DEEDWARR
Recvd: 05/05/16 09:58 3 pgs
Fees:18.00 Taxes:425.13
20160505-0044449

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $114,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 28th day of April, 2016.

NOTARY PUBLIC

My commission expires: 3-27-18

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Arun Arunachalam and Meenakshi Subbiah	Synovus Mortgage Corporation	163-05-0B-191.00 CO
(NAME)	(NAME)	
5170 Hickory Hollow Parkway #108	2204 Lakeshore Drive #325	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013-3090	Birmingham, AL 35209	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Linda Benecke, as Trustee of Blondie's Trust,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Arun Arunachalam and Meenakshi Subbiah, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Unit No. 199, on the Plan of Exhibit "A" Master Deed Lot Layout (Private Element) Phase V Mill Park (formally Hickory Hollow Town Homes), as shown by plat appearing of record in Instrument Number 20050131-0011265, of the Register s Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to LINDA BENECKE, 50%, GREGORY BENECKE, 25% AND SHANNON HINER, 25%, by deed from GREENVALE CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20060802-0094100, dated July 21, 2006, said Register's Office. GREGORY BENECKE AND SHANNON HINER BENECKE, FORMERLY SHANNON HINER convey their interest to LINDA BENECKE, by Quitclaim Deed of record in Instrument No. 20110301-0016296, dated January 31, 2011, said Register's Office. Being further conveyed to Linda Benecke, as Trustee for BLONDIE'S TRUST, by Quitclaim Deed from LINDA BENECKE, of record in Instrument No. 20150310-0020215, dated February 27, 2015, said Register's Office. The said Linda Benecke and Linda R. Benecke being one in the same.

This description is the same as in the prior deed.

This property is __unimproved _X_improved property known as: 5170 Hickory Hollow Parkway #108, Antioch, TN 37013-3090.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 28th day of April, 2016.

Blondie's Trust

BY: Linda R Benecke, Trustee

Linda R. Benecke, Trustee

STATE OF California

COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda R. Benecke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged herself as Trustee of Blondies Trust, and in his capacity as such Trustee, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 28th day of April, 2016.

Notary Public

JOSEPH WORKMAN
NOTARY PUBLIC
SEE ADDENDUM PAGE
COMMISSION EXPIRES
FEBRUARY 3RD, 2018

My Commission Expires:

02/03/2018

California Acknowledgement Attachment

☒ See Attached Document
Title or Type of Document: Warranty Deed
Document Date: April 28th, 2016
Number of Attached Pages: Two pages

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On April 28th, 2016 before me, Joseph John Workman, Notary Public, personally appeared Linda R. Benecke,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Seal) Signature _____
Joseph John Workman, Notary Public

(Notary Seal)

JOSEPH JOHN WORKMAN
Commission # 2055947
Notary Public - California
Los Angeles County
My Comm. Expires Feb 3, 2018

Joseph John Workman
4001 Inglewood Ave Ste 101
Redondo Beach, CA 90278
310 970-9994
Commission Expires on February 3rd, 2018