BILL GARRETT, Davidson County
Trans:T20160057779 DEEDWARR
Recvd: 07/07/16 09:56 2 pgs
Fees:13.00 Taxes:1821.66

20160707-0069455

This instrument prepared by: LShoun
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 161200TN

Return to: Bleakley Bridge Trust Title
4400 Harding Pike #400
Nashville, TN 37205
CS187001080

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Helen Benedict 1440 Stathonfawn Lane Old Hickory TN 37138	← same	64-1-118

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Todd F. Victor and wife, Christia M. Victor**, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Helen Benedict, unmarried** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Lot 64, Phase Two, Cleveland Hall Subdivision, as shown on the plat of record as Instrument Number 20020304-0026804, Register's Office for Davidson County.

Being the same property conveyed to Todd F. Victor and wife, Christia M. Victor from Cleveland Hall, LLC, a Tennesee limited liability company, by Warranty Deed of record dated 09/02/2004, recorded 09/03/2004, in Instrument Number 20040903-0106972, Register's Office for Davidson County, Tennesee.

SUBJECT TO THE FOLLOWING:

1. 2016 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever;

AND **Todd F. Victor and Christia M. Victor** do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Todd F. Victor and Christia M. Victor** further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her

heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: **1440 Station Four Lane, Old Hickory , TN 37138**.

Executed on this 6th day of July. 2016.

Todd F. Victor

Christia M. Victor

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of said County and State, **Todd F. Victor and Christia M. Victor**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **they** executed the within instrument for the purposes therein contained.

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Witness my hand this 6th day of July, 2016.

Notary Public

My Commission Expires: 6/14/2020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $492,340.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 6th day of July, 2016.

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 6/14/2020