WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160064880 DEEDWARR
Recvd: 07/28/16 09:50 2 pgs
Fees:13.00 Taxes:1276.50
20160728-0077649

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 345,000.00

Rita Barber
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of July, 2016

Notary Public:

MY COMMISSION EXPIRES: 10-15-2017
(AFFIX SEAL)

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37214

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBER
Lindsey Hermann	SAME / NEW OWNER	Parcel ID:
1203 Chickadee Circle		098060B14000CO
Hermitage, TN 37076		

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

Scott Benefield and wife, Jennifer Benefield and Lauren Elizabeth Benefield, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Lindsey Hermann , an unmarried woman and Jeffery Hermann and Frances D. Hermann, husband and wife

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 Unit 133-D-B, on the Plan of Bridgewater, Phase 2, Section "A" Villa Units, Lots 119D thru 135D as shown on the First Amendment to Supplemental Declaration of Covenants, Conditions, and Restrictions for Bridgewater Establishing Bridgewater Villas, a Horizontal Property Regime with Private Elements, Annexing Phase 2, Section A, of record in Instrument 20071023-0125250 and Supplemental Declaration of Covenants, Conditions, and Restrictions of record in Instrument 20051122-0141076 and as shown on plat of record in Instrument 20061207-0151485, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Scott Benefield and Lauren Elizabeth Benefield by deed from Frank Batson Homes, Inc., of record in Instrument 20140630-0057019, said Register's Office, dated June 27, 2014.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 20051024-0128043; Instrument 20051122-0141076; Instrument 20061004-0122802; Instrument 20071023-0125250, said Register's Office.

This conveyance is made subject to: (1) 2016 Taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20061207-0151485, said Register's Office; (3) T.V.A. Easement of record in Book 1291, Page 99, said Register's Office; (4) Open Space Maintenance Agreement of record in Instrument 20051024-0128043, said Register's Office; (5) Storm Water Easements of record in Instrument 20050222-0019150 and Instrument 20060120-0008000, said Register's Office.

This property is not a marital residence for Lauren Elizabeth Benefield and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1203 Chickadee Circle, Hermitage, TN 37076

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 21st day of July, 2016.

Scott Benefield

Jennifer Benefield

Lauren Elizabeth Benefield

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Scott Benefield and wife, Jennifer Benefield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of July, 2016.

My Commission Expires: 7-2-18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lauren Elizabeth Benefield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of July, 2016.

My Commission Expires: 7-2-18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.