THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16057596** J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $343,000.00 Affiant Subscribed and sworn to before me, this 29th day of July, 2016. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Wilder Bennyworth 2811 Fortland Drive Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 083-15-0-039.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David Nuding, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Wilder Bennyworth, unmarried**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 67, as shown on the map entitled Fortland Park, Section Two*, of record in Plat Book 2900, page 40, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

**Erroneously referenced as Section 3 in prior conveyance recorded in Book 10048, page 227.*

Being the same property conveyed to DAVID NUDING and LEES HUMMEL, by deed from LORNA J. DIXON, of record in Book 8236, page 432 , dated November 10, 1990, said Register's Office. LEES HUMMEL NUDING conveyed her interest to DAVID NUDING by quitclaim deed of record in Book 10048, page 227, dated May 13, 1996, said Register's Office.

Said property was never the marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 083-15-0-039.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 2900, page 40, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 10791, page 176, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20160066974 DEEDWARR
Recvd: 08/03/16 14:46 2 pgs
Fees:13.00 Taxes:1269.10
20160803-0080418

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of July, 2016.

David Nuding

STATE OF ~~TENNESSEE~~ Oregon)
COUNTY OF ~~DAVIDSON~~ Multnomah)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David Nuding, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~29th~~ 25 day of July, 2016.

Notary Public

My Commission Expires: May 19, 2019

OFFICIAL STAMP
MEREDITH JEANETTE BUREAU
NOTARY PUBLIC-OREGON
COMMISSION NO. 939118
MY COMMISSION EXPIRES MAY 19, 2019