WARRANTY DEED

State of Tennessee
County of Williamson

CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of August, 2016

Notary Public

MY COMMISSION EXPIRES 5/27/2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Justin Kee		149020a03500co
(NAME)	(NAME)	
1012 Regents Park Circle		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/29/16 09:28 3 pgs
Fees:18.00 Taxes:697.08
20160829-0089933

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Jake C. Benson and Virginia A. Benson**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Justin Kee, a single man**, 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 Lot No. 35, on the Final PUD plan of Piccadilly Square, Phase I, of record in Plat Book 5200, Page 720, 721, and 722, 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 Jake C. Benson and wife, Virginia A. Benson, by deed of record in Book 10144 , Page 23 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 1012 Regents Park Circle, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 26th day of August, 2016.

Jake C. Benson

Virginia A. Benson

State of Tennessee
County of ~~Williamson~~Davidson. Wilson
Personally appeared before me Jake C. Benson and Virginia A. Benson, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of August, 2016.

Notary Public
My Commission Expires:

File No.: 10998

KRYSTN T. BURRELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-01-2019

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-11-20

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON