BILL GARRETT, Davidson County
Trans:T20160085103 DEEDWARR
Recvd: 09/28/16 09:35 2 pgs
Fees:13.00 Taxes:4421.50
20160928-0102094

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,195,000.00. Sharon F Miller Affiant Subscribed and sworn to before me, this 27th day of September, 2016. Notary Public My Commission Expires: 10-14-2019

JONNA E. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Joel S. Benveniste and Karen D. Benveniste 1 Middleton Park Lane Nashville, TN 37215	NEW OWNER	157-08-0-A 001.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged; **WILLIAM P. HOFFMAN, IV AND WIFE, ELIZABETH M. HOFFMAN**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JOEL S. BENVENISTE AND KAREN D. BENVENISTE, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 1, as shown on the map entitled 3rd Revision Middleton, a Residential Planned Unit Development, of record in Plat Book 6900, page 900, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William P. Hoffman IV and wife, Elizabeth M. Hoffman, by deed from Alan Looney and wife, Heather H. Looney, of record in Instrument No. 20070904-0105657, dated August 31, 2007, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2016 taxes, which have been prorated and paid by Grantors. By acceptance of delivery of this instrument, Grantees assume and agree to pay future taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 6900, page 900, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6522, page 212, Book 7119, page 345, Book 9816, page 844, amended in Book 10714, page 744, said Register's Office.

4. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **1 Middleton Park Lane, Nashville, TN 37215.**

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 Grantors covenant with the said Grantees that they 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 further covenant and bind themselves, their heirs and assigns, 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 person whomsoever.

WITNESS my hand this 27th day of September, 2016.

William P. Hoffman, IV

Elizabeth M. Hoffman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William P. Hoffman, IV and Elizabeth M. Hoffman, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of September, 2016.

(Seal)

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR. 18, 2019

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