16-CD-603

WARRANTY DEED

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20160105694 DEEDWARR
Recvd: 12/01/16 11:01 2 pgs
Fees:13.00 Taxes:1720.50
20161201-0126055

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF NOVEMBER, 2016

Notary Public

MY COMMISSION EXPIRES: My Commission Expires October 21, 2020

LEAH A. TURNER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 16-Cd-603

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Allie Higgins and Michael Rittenour	USAA Federal Savings Bank	
(NAME) 441 Newton Ct	(NAME) 10750 McDermott Freeway	091-130-I-002.00 CO
(ADDRESS) NASHVILLE, TN 37209	(ADDRESS) San Antonio TX 78288	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and In Consideration of the sum Of Four Hundred Sixty-Five Thousand And No/100 Dollars ($465,000.00), Cash In Hand Paid By The Hereinafter Named Grantees, and other good and valuable Considerations, The Receipt Of Which Is Hereby Acknowledged, I, Michael Benningfield, Hereinafter Called The Grantors, Have Bargained And Sold, And By These Presents Do Transfer And Convey Unto Allie Higgins and Michael Rittenour, wife and husband, 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 B on the Plan of Summit Street Homes, a Horizonal Property Regime as described in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160115-0004582, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael Benningfield, by Warranty Deed, from Toni J. Rothfuss, dated January 21, 2016, recorded January 25, 2016, of record in Instrument No. 20160125-0006827, Register's Office for Davidson County, Tennessee. Previously being part of the same property conveyed to Toni J. Rothfuss, by Warranty Deed, from Thomas E. Mackey, Sr. and wife Ruby Mai Mackey, dated October 11, 2013, recorded October 17, 2013, Register's Office for Davidson County, Tennessee.

Ingress/Egress Easement(Utility purposes) reserved for benefit of 512 and 514 Summit Street of record in Instrument No. 20150924-0096892, Register's Office for Davidson County, Tennessee.
Grantor, and his heirs and assigns, also grants and conveys to Grantee, their heirs and assigns, an access and utility easement across Grantor's remaining property (443 Newton Ct.), for Grantee to access, maintain, and repair any utilities on Grantor's property that service Grantee's property. This easement is to run with the land.

unimproved ☐
This is improved ☒ property, known as 441 Newton Ct, NASHVILLE, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)
** This has never been the residence of Michael Beddingfield**

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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

IT IS THE INTENTION OF THE PARTIES HERETO to hereby create in Grantee a joint tenancy estate with right of survivorship and not as tenants in common.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Michael Benningfield this 22 day of November, 2016.

Michael Benningfield

STATE OF TENNESSEE
COUNTY OF Williamson

On this 22 day of November, 2016, before me personally appeared Michael Benningfield to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Franklin, Tennessee this 22 day of November, 2016.

Commission Expires: 3-18-19

SUZANNE THOMAS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
March 18, 2019
COUNTY OF RUTHERFORD

Suzanne Thomas
Notary Public