WARRANTY DEED

File #16576

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/18/18

(AFFIX SEAL)

JANE GRAZER — STATE OF TENNESSEE NOTARY PUBLIC — RUTHERFORD COUNTY

BILL GARRETT, Davidson County
Trans:T20160114169 DEEDWARR
Recvd: 12/28/16 14:09 2 pgs
Fees:13.00 Taxes:538.35
20161228-0136429

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Darrel Hayes	Same address	10811000400
(NAME)	(NAME)	
1200 Timber Valley Dr.	as new Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Michael DiBenedetto, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Darrel Hayes, unmarried man,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 115-B, on the Plan of the First Revision of the Re-subdivision of Zone Lot Division Lots 114A and B, 115A and B and 116A & B Section 4, East Lake Subdivision of record in Book 5800, Page 245 and amended in Book 6250, Page 65 and further amended in Book 8250, Page 889, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more accurate and complete description thereof.

Being the same property conveyed to Michael DiBenedetto, unmarried by Warranty Deed from Paulette Redmond, by Gwen Summers, Attorney in Fact dated July 03, 2015 of record in Instrument No. 20150707-0065850, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

unimproved ☐
This is improved ☒ property, known as 1200 Timber Valley Dr., Nashville, TN 37214

(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 hand this 12th day of December, 2016.

By Michael DiBenedetto by Yu Rie Choi, Attorney-in-Fact
Michael DiBenedetto, by Yu Rie Choi,
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, the within named Jamee Choi, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Michael DiBenedetto, pursuant to a Power of Attorney dated November 21, 2016 and filed of record in Instrument No. 20161228-0136428 in the Register's for Davidson County, Tennessee, and further acknowledged that he/she executed the same as the free act and deed of Yu Rie Choi, as his attorney in fact.

Witness my hand and official seal this 12th day of December, 2016.

GREG FAIRBETTA
NOTARY PUBLIC
OF
TENNESSEE
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

Notary Public

My Commission Expires:

RETURN RECORDED DOCUMENTS TO:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212