#11631

Return to:
Advantage Title and Escrow, inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20170001462 DEEDWARR
Recvd: 01/06/17 09:59 2 pgs
Fees:13.00 Taxes:432.90
20170106-0001683

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $117,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of January, 2017.

Notary Public
My commission expires: 3/7/17

06-1612-76623

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Mohammed Taieb Ziat 2405 Robbie Ct Nashville TN 37214		073-07-0-188.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kyle Ian Benton, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Mohammed Taieb Ziat, married**, hereinafter called the Grantees, their successors 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. 22-A, on the Plan of Zone Lot division of Lots 22 thru 26, 38 and 39, and 41, 42 and 43, Cabin Hill, of record in Book 5200, Page 795, as amended in Book 6250, Page 523, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kyle Ian Benton, unmarried by deed from Shawn B. Herman, unmarried, dated June 10, 2009, recorded June 12, 2009, of record in Instrument No. 20090612-0054861, Register's Office for Davidson County, Tennessee.

Alison Benton, spouse of vested owner, joins in the execution of this instrument to convey any marital interest she may have in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2405 Robbie Ct, Nashville, TN 37214.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 4th day of January, 2017.

Kyle Ian Benton

Alison Benton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Kyle Ian Benton and Alison Benton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 4th day of January, 2017.

Notary Public
State of Tennessee at Large

My Commission expires: 3/7/17

JULIE E. DYESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.