Plean Record 17

This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

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*This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.*

Davidson County DEEDWARR
Recvd: 07/17/17 10:21 4 pgs
Fees:22.00 Taxes:0.00
**20170717-0071442**

| **New Owner:** | **Send Tax Bill:** | **Map/Parcel** |
|---|---|---|
| BILL H. BENEFIELD<br>CARLA D. BENEFIELD<br>6222 Belle Rive Dr.<br>Brentwood, TN 37027 | SAME | Map 148-09<br>Parcel 060 0 Reserved Parcel<br>Parcel 61 – Spring Lot<br>Parcel 59 – Lot 84 |

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

AFFIANT

MATTHEW D. FAULK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR 30, 2021

Sworn to and subscribed before me this June 19, 2017.

Notary Public

My Commission Expires

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, I, BILL H. BENEFIELD, for the sole and express purpose of creating tenants by the entireties, do hereby transfer and convey any and all interest owned by me in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to BILL H. BENEFIELD and CARLA D. BENEFIELD, husband and wife.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

I further covenant and bind myself, my heirs, and representatives to warrant and forever defend the

title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever 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 June 19, 2017.

By: Carla D. Benefield, Agent

CARLA D. BENEFIELD, as Agent for
BILL H. BENEFIELD, under Durable Power of Attorney
duly executed by BILL H. BENEFIELD on August 18, 2014

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, CARLA D. BENEFIELD, as Agent for BILL BENEFIELD, under that Durable Power of Attorney duly executed on August 18, 2014, with whom I am personally acquainted and who acknowledged that he executed the within instrument as his free act and deed and for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this June 19, 2017.

MATTHEW D. FAULK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR 30, 2021

NOTARY PUBLIC

My Commission Expires: ____ ___ ____

## Exhibit A

## Property Description

Said property is described to wit:

TRACT I - 282 Haywood Lane

BEING "Reserved Parcel No. 1" shown on the Plan of Haywood Heights, Section 1 of record in Book 2330, page 96, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a monument in the northerly margin of Haywood Lane at the southwest corner of the Chambers Lot; thence with said margin of said Lane, S83°50'W, 50.26 feet to a monument; thence continuing with said Lane along a curve with a radius of 606.6 feet a distance of 13.01 feet to a monument in the east line of the Spring Lot; thence along the east line of said lot, N5°10'E, 45.3 feet to a monument at the northeast corner of said lot; thence along the north line of said lot, N86°05'W, 119.2 feet; thence along the west line of said lot S3°56'W, 52 feet to a monument in the north margin of Haywood Lane; thence with said margin of said Lane, westerly along a curve with a radius of 606.6 feet, 72 feet to a monument, and continuing westerly with said margin of said Lane 86.5 feet to a point, the southeast corner of Lot No. 84; thence with the easterly line of Lot No. 84, 229.8 feet to a point, the northeast corner of Lot No. 84; thence N84°40'E, 321.4 feet to a monument; thence N69°05'E, 142.8 feet to a monument; thence S25°31'W, 367.1 feet to the point of beginning.

BEING the same property conveyed to Carl L. Casteel and wife, Reeda Casteel by deed from Robert W. Gregory and wife, Louise R. Gregory of record in Book 2697, page 457, Register's Office for Davidson County, Tennessee.

TRACT II - Spring Lot

BEING the "Spring Lot" on the Plan of Haywod Heights, Section One, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point 258.5 feet in an easterly direction along the northerly margin of Haywood Lane from a point in the northerly margin of Haywood Lane being the common corner of Lots Nos. 83 and 84; thence N3°56'E, 52.0 feet to a point; thence S86°05'E, 119.2 feet to a point; thence S5°10'W, 45.3 feet to a point along the northerly margin of Haywood Lane; thence along the northerly margin of Haywood Lane in a westerly direction a distance of 118.79 feet to the point of beginning.

BEING the same property conveyed to Carl L. Casteel and wife, Reeda Casteel by deed from C. Vance Hickerson and wife, Ruby Hickerson of record in Book 3678, page 537, Register's Office for Davidson County, Tennessee.

TRACT III - 284 Haywood Lane

BEING Lot No. 84 on the Plan of Haywood Heights, Section One, of record in Book 2330, page 96, Register's Office for Davidson County, Tennessee, described as follows:

SAID Lot No. 84 fronts 100 feet on the northerly side of Haywood Lane and extends back between lines, 167.9 feet on the west line and 229.8 feet on the easterly line to a dead line in the rear, which is a broken line and measures 133.1 feet thereon.

Being the same property conveyed to BILL H. BENEFIELD by Warranty Deed of record from CARL L. CASTEEL and wife, REEDA CASTEEL, in Book 6907, Page 713, File Box 24, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that may appear in the appropriate public record, as well as the following:

THIS conveyance subject to Restrictive Covenants of record in Book 2597, page 109 and such easements and setback lines of record in Book 2330, page 96, said Register's Office. Easement for sanitary sewers and/or storm drainage of record in Book 6407, page 357, Register's Office for Davidson County, Tennessee.

This is improved property known as 282-284 Haywood Lane and Spring Lot, Nashville, TN 37211.

## Tennessee Certification of Electronic Document

I, James M. Adcox III, do hereby make oath that I am a licensed attorney and/or the
*Signer's Name*

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.

James M. Adcox III
*Signature*

State of Tennessee

County of Davidson

Personally appeared before me, Lindsay Weiss Hinson, a notary public for this county and
*Notary's Name*

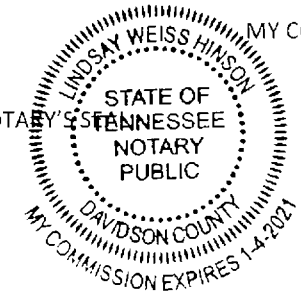
state, James M. Adcox III, who acknowledges that this certification of an electronic
*Signer's Name*

document is true and correct and whose signature I have witnessed.

Lindsay Weiss Hinson
*Notary Signature*

MY COMMISSION EXPIRES: 1/4/24

NOTARY'S SEAL




(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).