17-0384

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 170813195

Bill Garrett Davidson County
Batch# 5315 DEEDWARR
09/27/2017 01:47:05 PM 2 pgs
Fees: $13.00 Taxes: $925.00

20170927-0098982

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Wilson)

The actual consideration or value, whichever is greater, for this transfer is: $250,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of September, 2017.

Notary Public
My Commission Expires: 9-6-20

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Justin Benner and Chrystina Benner 3012 Katonka Drive Antioch TN 37013	Churchill Mortgage Corp. 701 Old Hickory Blvd. Suite 400 Brentwood, TN 37027	Tax Parcel ID No. 174-11-0A-471.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Wendell Fleischhacker and Gloria Fleischhacker, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Justin M. Benner and Chrystina D. Benner, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 257 on the Plan of Cane Ridge Farms, Phase Six, Section Three of record in Plat at Instrument No. 20060601-0064580, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Wendell Fleischhacker and Gloria Fleischhacker, husband and wife by Warranty deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20131104-0114055 Register's Office for Davidson County, Tennessee, dated October 31, 2013 and recorded on November 04, 2013.

This Conveyance is subject to the matters set forth below, if any, as well as 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 appear in the appropriate public record.

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20060601-0064580, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20000905-0087103 amended in Inst # 20001204-0119093, 20010815-0088370, 20040319-0031603, 20041102-0131848 and 20060112-0004819, Instrument No. 20100526-0040558, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter for Cane Ridge Farms HOA of record in Instrument Number 20010815-0088360, in the Register's Office for Davidson County, Tennessee.

Easement to United Telephone Company of record in Instrument Number 20020123-0009340 and Inst # 20060607-0067535, in the Register's Office for Davidson County, Tennessee.

Deed of Common Areas to HOA of record in Instrument Number 20010815-0088361, in the Register's Office for Davidson County, Tennessee.

Utilities easement of record in Book 5078, Page 476, in the Register's Office for Davidson County, Tennessee.

Transmission line easement of record in Book 4428, Page 565 & Book 4420, Page 36, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Instrument Number 20050825-0101604, in the Register's Office for Davidson County, Tennessee.

Notice of hold of Building Permits of record in Instrument Number 20100218-0012636, as amended in Instrument No. 20100426-0031357, in the Register's Office for Davidson County, Tennessee.

Restrictions of record as Instrument Number 20131104-0114055 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 3012 Katonka Drive Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of September, 2017.

Wendell Fleischhacker Gloria Fleischhacker

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Wendell Fleischhacker and Gloria Fleischhacker, 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 20th day of September, 2017.

Notary Public
My Commission Expires: 01/17/21

