Bill Garrett Davidson County
Batch# 6318 DEEDWARR
10/02/2017 10:42:06 AM 2 pgs
Fees: $13.00 Taxes: $3,163.13
20171002-0100375

WARRANTY DEED

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $854,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of September, 2017

Notary Public

MY COMMISSION EXPIRES: 10-26-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 40 Burton Hills Blvd., Suite 200
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Aaron S. Benchoff and Katherine J. Benchoff	New Owner	131-4-279
(NAME)	(NAME)	
1112B Belvidere Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20172327

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/we, **Michael Erik Landman and Lindsay Wilson Landman, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Aaron S. Benchoff and Katherine J. Benchoff, husband and wife**, 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. :

Land in Davidson County, Tennessee, being Lot 17 of Block No. 12 on the plan of College Park of record in Book 843, page 29, Register's Office for Davidson County, Tennessee.

Said Lot No. 17 fronts 50 feet on the Northerly side of Belvidere Drive and runs back 165 feet and 7 inches on the Easterly line and 166 feet 4 inches on the Westerly line to a dead line and measures 50 feet thereon.

Being the same property conveyed to Michael Erik Landman by Warranty Deed from Jason Bockman, dated August 26, 2014, of record as Instrument No. 20140828-00788804, Register's Office for Davidson County, Tennessee.

Lindsay Wilson Landman joins in this conveyance for the limited purpose of conveying any interest that she may have in said land by reason of marital status or otherwise.

This conveyance is subject to the following: (a) Easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat Book 843, page 29, Register's Office for said County; and (b) Easements for storm water of record in Book 3678, page 500 and Book 3893, page 94, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 1112B Belvidere Drive, Nashville, TN 37204
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 21st day of September, 2017

Michael Erik Landman

Lindsay Wilson Landman

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Michael Erik Landman and Lindsay Wilson Landman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st of September, 2017.

Notary Public

My Commission Expires: 3/23/21

