Bill Garrett Davidson County
Batch# 8173 DEEDWARR
10/04/2017 09:42:30 AM 3 pgs
Fees: $18.00 Taxes: $462.50
20171004-0101673

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 26th day of September, 2017, by and between Dorothy Ann Benge, Trustee of The Dorothy Ann Benge Trust dated April 30, 2010 and amended and restated July 20, 2012, party of the first part, and Clayton Thomas Williams, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 4, Unit No. 2, and designated as Parcel No. 15 in a Horizontal Property Regime of Bianca Square Condominiums, created under Title 66, Section 27, et seq. as amended Tennessee Code Annotated, and as established by a Master Deed of record in Book 6162, Page 195, as amended in Book 6165, Page 566 and Book 9885, Page 208, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plan of Bianca Square Condominiums as of record in Book 5800, Page 101, amended in Book 5200, Page 661, said Register's Office for a more complete identification and description of said Unit.

Being all of the same property conveyed to Paul E. Benge and wife, Dorothy A Benge by virtue of that certain Warranty Deed dated October 1, 2007, and being of record at Instrument No. 20071004-0118305 in the Register's Office of Davidson County, Tennessee. Paul E. Benge having since died on April 13, 2010, leaving Dorothy A Benge as surviving tenant by entirety. Being all of the same property then conveyed to Dorothy Ann Benge, Trustee by virtue of that certain Quit Claim Deed dated May 19, 2011, and being of record at Instrument No. 20100525-0040351 in said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable, conveyance is subject to any covenants, conditions, restrictions and easements of record; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Dorothy A. Benge, Trustee
Dorothy Ann Benge, Trustee

STATE OF Illinois
COUNTY OF Winnebago

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Dorothy Ann Benge as Trustee for the Dorothy Ann Benge Trust, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of September, 2017.

Notary Public
My Commission Expires: May 22, 2019

"OFFICIAL SEAL"
DEBORAH A. BERGESON
Notary Public, State of Illinois
My Commission Expires May 22, 2019

Property Owner & Address: Clayton Williams
350 Stewarts Ferry Pike
Nashville, TN 37214

Tax Parcel No 096070A01500CO

Property Address: 350 Stewarts Ferry Pike
Nashville, TN 37214

MAIL TAX
BILLS TO: same as new owner

STATE OF TN
COUNTY OF WILSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $125,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 25th day of September, 2017.

Notary Public

My Commission Expires: 3/19/19

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license attorney and/or the 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.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: 3/19/19

