Bill Garrett Davidson County
Batch# 19460 DEEDWARR
10/30/2017 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $813.63
20171030-0111167

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Echeverria Revocable Trust
230 Bonnabrook Drive
Hermitage, TN 37076
SEND TAX BILLS TO:
New Owner

WARRANTY DEED

(Map 74-16, Parcel 36.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **STEVE M. BENOIT and SANDRA KAY BENOIT**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **LUIS M. ECHEVERRIA and MARGOTH M. ECHEVERRIA REVOCABLE TRUST dated 5/6/2001,** hereinafter referred to as "Grantee", it's successors and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 439 on the Plan of Section Five, Hermitage Hills, of record in Plat Book 3300, Page(s) 1 and 2, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

SAID Lot No. 439 fronts 80 feet on the Northerly margin of Bonnabrook Drive and extends back 155.0 feet on the Easterly line and 156.65 feet on the Westerly line to a dead line in the rear, measuring 80.1 feet thereon.

BEING the same property conveyed to Steve M. Benoit, a married person, by Warranty Deed from Ovid Ronald Crecelius, dated April 25, 2002, of record in Instrument No. 20020429-0052438, in the Register's Office of Davidson County, Tennessee.

STEVE M. BENOIT IS ONE AND THE SAME AS STEVEN M. BENOIT.

SANDRA KAY BENOIT joins in this conveyance by virtue of her marriage to Steve M. Benoit.

THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 3300, pages 1 and 2; Restrictive Covenants of record in Book 3222, page 154; Perpetual Easement for Utilities of record in Deed Book 3222, page 154; all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 230 Bonnabrook Drive, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, it's successors and assigns, forever.

Grantors covenant with the said Grantee that Grantors 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 except as noted herein, and for the 2017 real property taxes which will be prorated at closing and paid by the Grantors.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, it's successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 26th day of October, 2017.

STEVE M. BENOIT

Sandra Kay Benoit By: Steve M. Benoit, her Attorney in Fact
SANDRA KAY BENOIT
BY: STEVE M. BENOIT, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steve M. Benoit, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained; and who further acknowledged that he executed the foregoing instrument on behalf of Sandra Kay Benoit, and acknowledged that he executed the same as the free act and deed of the said Sandra Kay Benoit for the purposes therein contained, by virtue of a Power of Attorney recorded in Instrument No. 201710300111166, in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this the 26th day of October, 2017.

Notary Public

My Commission Expires: 9-16-19

(SEAL)

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $219,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 26th day of October, 2017.

Notary Public

My commission expires:_____
File No. 20170891

KIMBERLY BEARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-7-2019

TRUE COPY CERTIFICATION

I, MITCHELL A. WATTS, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mitchell A Watts
Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, J Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

J Carla Ikard
Notary

My Commission Expires 1-8-19

Notary's Seal

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY