Bill Garrett Davidson County
Batch# 27379 DEEDWARR
11/17/2017 12:01:40 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20171117-0118323

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179582

WARRANTY DEED

MAGNOLIA TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 day of November, 2017

NOTARY PUBLIC

My commission expires: 1-8-19

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip Benavides *et ux* 2633A Pennington Avenue Nashville, TN 37216	Same address as new owner	072 11 3G 001.00CO

FOR AND IN CONSIDERATION of the sum of Four Hundred Thousand and 00/100 Dollars ($400,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **NSP PROPERTIES, LLC**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **PHILIP A. BENAVIDES AND KAITLYN M. BENAVIDES, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A of Homes at 2633 Pennington Avenue, a Horizontal Property Regime with Private Elements, and described in a Declaration of Covenants, Conditions and Restrictions in Instrument No. 20160908-0094496, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "B" to said Declaration and By-Laws appended thereto as Exhibit "C" in said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to NSP Properties, LLC, by Warranty Deed from Erin Lux Davis and Errett Doyle Davis, dated 7/28/2016, recorded 8/1/2016, of record in Instrument #20160801-0078730, in the Register's Office for Davidson County, Tennessee. Being previously conveyed to Erin Lux by deed dated 9/13/2006 of record in Instrument #20060914-0114061, said Register's Office.

The address of the herein described property is believed to be 2633A Pennington Avenue, Nashville, TN 37216, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown on Declaration of Covenants, Conditions and Restrictions in Instrument No. 20160908-0094496; to any and all restrictive covenants, easements, By-Laws of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HAND, this the 13 day of November, 2017.

NSP PROPERTIES, LLC

BY: _____
AUTHORIZED AGENT

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 13 day of ~~March~~ November, 2017, before me, appeared Meghan Stowe, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he/she is an authorized agent of NSP Properties, LLC, and that said instrument was signed in behalf of said NSP Properties, LLC, and said officer acknowledged said instrument to be the free act of deed of said NSP Properties, LLC.

WITNESS my hand and seal, this the 13 day of November, 2017.

_____
Notary Public

Benton Smith
Printed Notary Name

My commission expires: 1-8-19

STATE OF TENNESSEE NOTARY PUBLIC

1-8-19