WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Ave South, Suite 200
Franklin, TN
File # 01288-40859

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of November, 2017.

Notary Public

MY COMMISSION EXPIRES: 10/31/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas Warren Ellis	NEW OWNER	104-13-0A-027.00-CO
(NAME)	(NAME)	
363 Millstream Dr		
(ADDRESS)	(ADDRESS)	
Jackson, TN 38305		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 32339 **DEEDWARR**
12/01/2017 12:33:31 PM 2 pgs
Fees: $13.00 Taxes: $1,776.00

20171201-0122844

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Lori Benedetti, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Thomas Warren Ellis and Donna Donner Ellis, husband and wife,** , hereinafter called the GRANTEE(S), their heirs and/or 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 Building Site No. 27 (a/k/a Unit 26) on the Plan of Richmeade Place, Section One, of record in Plat Book 4860, Page 44, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lori Benedetti by Warranty Deed from B. Andes Hess, Jr. and wife, Lidia Smentek, dated August 30, 2013 and recorded September 09, 2013 of record in Instrument No. 20130909-0095074, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING;

Taxes for 2018 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 4860, Page 44, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded, as Book 4941, Page 637, Amended recorded, as Book 5036, Page 338, Amended recorded, as Book 5213, Page 945, First Supplement recorded, as Book 5019, Page 946 and Book 5039, Page 256, Second Supplement recorded, as Book 5094, Page 473, Third Supplement recorded, as Book 5238, Page 385, Fourth Supplement recorded, as Book 5408, Page 210, Fifth Supplement recorded, as Book 5733, Page 628, in the Register's Office for Davidson County, Tennessee.
Charter and Articles of Incorporation of Richmeade Place Home Owners Association, Inc., recorded as Book 4942, Page 633, in the Register's Office for Davidson County, Tennessee.

Warranty Deed to Richmeade Place Home Owners Association, Inc., recorded, as Book 4947, Page 348, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 401 Bowling Avenue, #26, Nashville, TN 37205
(House Number) (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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 29th day of November, 2017.

Lori Benedetti

Lori Benedetti

State of Tennessee
County of Williamson

Personally appeared before me Lori Benedetti, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of November, 2017.

Notary Public
My Commission Expires: 8/15/21

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

Donald R. Barrett Jr. Notary Public State of Tennessee Williamson County

File No.: 01288-40859
SMG TN Warranty Deed