THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 171214293** J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $623,000.00. Affiant Subscribed and sworn to before me, this 29th day of December, 2017. Notary Public My Commission Expires:

Bill Garrett Davidson County
Batch# 43687 DEEDWARR
01/03/2018 09:29:10 AM 2 pgs
Fees: $13.00 Taxes: $2,305.10
20180103-0000762

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sabrina Benjamin 2961 Primrose Circle Nashville TN 37212	New Owner	Tax Parcel ID No. 117-04-0I-001.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kathrine Mary Jones, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sabrina Benjamin**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit "A", on the Horizontal Property Regime with Private Elements for Townhomes at 2959 Primrose Circle, as established in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140304-0017823 amended by First Amendment of record in Instrument No. 20140820-0075961, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description .

Being the same property conveyed to KATHRINE MARY JONES, by deed from EBERT INVESTMENTS, LLC, AN ALABAMA LIMITED LIABILITY COMPANY, of record in Instrument No. 20151202-0121655, dated November 30, 2015, corrected by Scrivener's Affidavits of record as Instrument No. 20160126-0007399 and Instrument No. 20171003-0100908 , said Register's Office. Corrective Deed filed in Instrument No. 20180103-0000761 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 117-04-0I-001.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 974, page 97, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 1174, page 492, Book 1191, page 223, Instrument No. 20140304-0017823 and Instrument No. 20141002-0091314, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20141002-0091322 and amended in Instrument No. 20140820-0075961, said Register's Office.

Easements and Assessments as contained in Declaration of record in Instrument No. 20141002-0091322, said Register's Office.

This is improved property located at 2961 Primrose Circle Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of December, 2017.

Kathrine Mary Jones

Kathrine Mary Jones

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kathrine Mary Jones, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of December, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018