Bill Garrett Davidson County
Batch# 59943 DEEDWARR
02/16/2018 01:31:52 PM 2 pgs
Fees: $13.00 Taxes: $710.40
20180216-0015340

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE TN 37203

ADDRESS NEW OWNER:
Derek Bensinger
5024 Bonnameade Drive
Hermitage, TN 37076

SEND TAX BILL TO:
OWNW

MAP/PARCEL 074-16-0-006.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Lai Olstad, LLC hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Derek D. Bensinger, a single man, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 486 on the Plan of Section Five, Hermitage Hills of record in Plat Book 3300, Pages 1 and 2, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 486 fronts 80 feet on the Northerly side of Bonnameade Drive and extends back 211.3 feet on the Easterly line and 225 feet on the Westerly line to a dead line, which is a broken line, measuring 80.78 feet thereon.

Being the same property conveyed to Lai Olstad, LLC by Warranty deed from Hamilton Realty Investments of record in Instrument No. 20160316-0024838 Register's Office for Davidson County, Tennessee, dated March 11, 2016 and recorded on March 16, 2016. (Value of consideration shown in aforementioned deed $150,000.00.) Being also known as 5024 Bonnameade Drive Hermitage, Tennessee 37076.

This is improved property known as: **5024 Bonnameade Drive, Hermitage, Tennessee 37076**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE. His heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 15th day of February, 2018.

WITNESS MY HAND on this the 15th day of February, 2018

Lai Olstad

Lai Olstad, LLC

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Lai Olstad. with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged to be the President, of Lai Olstad, LLC, a limited liability company, and that as such Lai Olstad being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said company.

Witness my hand and official seal at office at Wilson Cty on this the 15th day of Feb., 2018.

Jeri Shoulders
Notary Public

JERI SHOULDERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES SEPTEMBER 07, 2020

Commission Expires: 9-7-20

The actual value or consideration, whichever is greater, for this transfer is $192,000.00.

Amy Seth
AFFIANT

Subscribed and sworn to before me this the 15th day of February, 2018.

Jeri Shoulders
NOTARY PUBLIC

My Commission Expires: 9-7-20

JERI SHOULDERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES SEPTEMBER 07, 2020