RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN1810495

Bill Garrett Davidson County
Batch# 91586 DEEDWARR
05/14/2018 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.13
20180514-0046020

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of May, 2018.

NOTARY PUBLIC

My commission expires: 9/10/18

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
David Teasdale and Shana Teasdale 1540 Goldfinch Court Hermitage, TN 37076	David & Shana Teasdale 1540 Goldfinch Ct. Hermitage, TN 37076	098 06 0A 024.00CO

FOR AND IN CONSIDERATION of the sum of Three Hundred Twenty Four Thousand Nine Hundred and 00/100 Dollars ($324,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **KENNETH HAMILTON AND SHANNON BENTON, N/K/A SHANNON BENTON-HAMILTON, HUSBAND AND WIFE**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **DAVID TEASDALE AND SHANA TEASDALE, HUSBAND AND WIFE**, hereinafter called the Grantee(s), his 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 Lot No. 19 on the Plan of Final Plat of Phase 1, Section "A", Bridgewater of record in Plat at Instrument 20051104-0133897, and Surveyor's Certificate of Correction recorded in Instrument No. 20060608-0067981, in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being that same property conveyed to Kenneth Hamilton and Shannon Benton, n/k/a Shannon Benton-Hamilton, husband and wife, by Warranty Deed from Patrick Moore and wife, Jodi Moore, dated December 29, 2016 and recorded on December 30, 2016 in Instrument #20161230-0137199, Register's Office for Davidson County, Tennessee. Previously being that same property conveyed to Patrick Moore and wife, Jodi Moore by deed from Newmark Homes, L.P., a Texas Limited Partnership dated June 22, 2006 and recorded at Instrument 20060629-0077821, said Register's Office.

The address of the herein described property is believed to be 1540 Goldfinch Court, Hermitage, TN 37076, 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 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 Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 11th day of May, 2018.

KENNETH HAMILTON

SHANNON BENTON-HAMILTON

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

Personally appeared before me, a Notary Public, Kenneth Hamilton and wife, Shannon Benton-Hamilton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 11th day of May, 2018.

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

Jennifer Gentry
Printed Notary Name

My commission expires: 6/9/2020

Certificate of Authenticity

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

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019