Bill Garrett Davidson County
Batch# 101166 DEEDWARR
06/06/2018 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,257.63
20180606-0054442

WARRANTY DEED

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

B-KW-18-101

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 12.03.19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ismail Barwari	SWBC Mortgage Corp.	
(NAME) **101 North Haven Court**	(NAME) 9311 San Pedro, #100	172-04-0A-011.00-CO
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **JAMES CLINTON BENEFIELD AND LAUREN LEIGH-NICOLE BENEFIELD, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ISMAIL BARWARI, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Phase One, Highlands of Brentwood (formerly Brentwood Highlands) of record in Plat Book 9700, Page 857, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James Clinton Benefield and Lauren Leigh-Nicole Benefield, husband and wife by Warranty deed from Brooke L. Hobgood and J. Wesley Hobgood, wife and husband of record in Instrument No. 20120606-0049402 Register's Office for Davidson County, Tennessee, dated May 29, 2012 and recorded on June 06, 2012.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 857, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of PUD Boundary Plat record in Plat Book 9700, Page 773, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11356, Page 815, amended in Book 11629, Page 906, Instrument Number 20020722-0087704 and Instrument Number 20021121-0144877, Register's Office for Davidson County, Tennessee.
- Charter of Highlands of Brentwood Homeowner's Association, Inc. of record in Book 11595, Page 872, in the Register's Office for Davidson County, Tennessee.
- By-Laws of Highlands of Brentwood Homeowner's Association of record in Book 11356, Page 840, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Common Areas and Open Space of record in Book 11629, Page 909, Instrument Number 200000407-00352015 and Instrument Number 20040827-0103643, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 11189, Page 612, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Sanitary Sewer and/or Storm Drainage of record in Book 7379, Page 28 and Book 7461, Page 805, in the Register's Office for Davidson County, Tennessee.
- Easement(s) for Access of record in Book 11189, Page 612, in the Register's Office for Davidson County, Tennessee.
- Easement(s) for BellSouth Telecommunications, Inc. of record in Book 11608, Page 467, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer/Storm Drainage of record in Book 7461, Page 773, in the Register's Office for Davidson County, Tennessee.
- Rule Regarding Enforcement of Governing Documents of record in Instrument Number 20150414-0032628, in the Register's Office for Davidson County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **101 North Haven Court, Nashville, Tennessee 37211**.

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 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 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/our hand(s) this the 5th DAY OF JUNE, 2018.

James Clinton Benefield

Lauren Leigh-Nicole Benefield

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES CLINTON BENEFIELD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of June, 2018.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

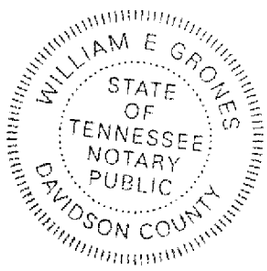


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAUREN LEIGH-NICOLE BENEFIELD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of June, 2018.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

