Bill Garrett Davidson County
Batch# 105316 DEEDWARR
06/15/2018 02:30:30 PM 4 pgs
Fees: $23.00 Taxes: $1,221.00
20180615-0057902

Prepared by:
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Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $330,000.00

Affiant

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

Notary Public
My commission expires: 2/25/19

AMY CROSS NANCE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Paula Cirulli and Robert J. Cirulli 9509 Grand Haven Drive Brentwood, TN 37027	The Tennessee Credit Union 1400 8th Avenue South Nashville, TN 37203	082-09-0W-012.00-C

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Ryan Bennett and Cassia Griffin Bennett, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Paula Cirulli and Robert J. Cirulli, wife and husband,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 12 on the Plat of Germantown Commons Units attached as Exhibit "D" to the Declaration for Germantown Commons, a Condominium, of record in Instrument No. 20131029-0112391, as corrected by Scrivener's Affidavit of record in Instrument No. 20140117-0005032, and amended in Instrument No. 20141003-0092050, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more particular description of said units, together with the undivided percentage interest in the common elements as set on Exhibit "E" to the aforementioned Declaration as to each unit.

Being the same property conveyed to Ryan Bennett and Cassia Griffin Bennett, husband and wife, by Warranty Deed from Germantown Commons of

Tennessee, LLC of record in Instrument No. 20150908-0091025 and dated September 4, 2015, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Plat- All matters appearing on the plan of Germantown Commons Units attached as Exhibit "D" to the Declaration for Germantown Commons, a Condominium, of record in Instrument No. 20131029-0112391, as corrected by Scrivener's Affidavit of record in Instrument No. 20140117-0005032, and amended in Instrument No. 20141003-0092050, Register's Office for Davidson County, Tennessee.

2. Public Street Right-of-Way of record in Instrument No. 20130906-0094197.

3. Master Deed of record in Instrument No. 20131029-0112391, as corrected by Scrivener's Affidavit of record in Instrument No. 20140117-0005032, and amended in Instrument No. 20141003-0092050.

4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20130412-0036630.

5. Charter for Germantown Commons Homeowners Association, Inc. of record in Instrument No. 20130829-0091490.

This property is improved property known as 1325 5th Avenue North, #12, Nashville, TN 37208

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 15th day of June, 2018.

Ryan Bennett by Alexa Coulton His Attorney-in-fact

Ryan Bennett, by Alexa Coulton, His Attorney-in-fact

Cassia Griffin Bennett by Alexa Coulton Her Attorney-in-fact

Cassia Griffin Bennett, by Alexa Coulton, Her Attorney-in-fact

201806150057902

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of June, 2018, before me personally appeared Alexa Coulton to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ryan Bennett and Cassia Griffin Bennett acknowledged that such person executed the same as the free act and deed of Ryan Bennett and Cassia Griffin Bennett.

Notary Public

My Commission expires 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY