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Bill Garrett Davidson County
Batch# 105840 DEEDWARR
06/18/2018 12:28:03 PM 2 pgs
Fees: $13.00 Taxes: $1,739.00
20180618-0058351

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00

Carla D. Benefield
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June, 2018

Judy S. Wells
Notary Public

MY COMMISSION EXPIRES: 6/22/20

(AFFIX SEAL)

Judy S. Wells State of Tennessee Notary Public Williamson County

MST 2018-0785

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carla D. Benefield	Finworth Mortgage an Insbank Co.	117-02-0C-012.00CO
(NAME) 622 Timber Lane	(NAME) 2106 Crestmoor Road	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Patricia W. Wallace, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carla D. Benefield, a married woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being a part of Section " A" Woodlawn Manor, Inc., tract as shown per plat made Exhibit One hereto of record in Plat Book 3700, page 111 and 112, of the Register' s Office of Davidson County, Tennessee; the part hereby conveyed being:

Unit No. 12 on the said section plat together with the car port designated number 12A as shown in and described by the Master Deed Establishing Horizontal Property Regime with respect to Woodlawn Manor, Inc., including the Surveyor Plans and the Administrative By- Laws thereunto attached and exhibited, recorded in Book 3815, page 778 , as amended in Book 4364, page 381; changing the name to Regency Park Condominiums and further amended by Amendment to By-Laws of record in Book 4767, page 431, and at Book 5673, page 429; Book 6047, page 201; Book 7662, page 942; Book 7728, page 343; Book 9746, page 83; and in Book 11288, page 513, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Patricia W Wallace, unmarried by Warranty deed from David T. Strasinger and wife, Joan R. Strasinger of record in Instrument No. 20020128-0011592 Register's Office for Davidson County, Tennessee, dated January 24, 2002 and recorded on January 28, 2002.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. 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 3700, Page (s) 111 and 112, 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 3815, Page 788, amended in Book 4364, Page 381, Book 4767, Page 431, Book 5673, Page 429, Book 6047, Page 201, Book 7662, Page 842, Book 7728, Page 343, Book 9746, Page 83, Book 11288, Page 513, Instrument No. 20031029-0159210, Instrument No. 20050531-0060994, Instrument No. 20110525-0040197 and Instrument No. 20171030-0110958, Register's Office for Davidson County, Tennessee, but

omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 3815, Page 788, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. Charter for HOA of record in Book 8129, Page 118, Book 8500, Page 717, in the Register's Office for Davidson County, Tennessee. Sewer & Drainage Easement of record in Book 4067, Page 947, in the Register's Office for Davidson County, Tennessee. Water Main Easement of record in Book 3953, Page 348, Book 3943, page 821, in the Register's Office for Davidson County, Tennessee. Repurchase Option Agreement of record in Book 3907, Page 839, Book 7401, Page 909 and Book 4017, Page 740, in the Register's Office for Davidson County, Tennessee. Rules and Regulations of record in Instrument Number 20110525-0040197, in the Register's Office for Davidson County, Tennessee. Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.

This property, known as 622 Timber Lane, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 14 DAY OF June, 2018.

Patricia W. Wallace

Patricia W. Wallace

STATE OF Tennessee

COUNTY OF Williamson

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

Witness my hand and official seal, this the 14 day of June, 2018.

Notary Public

My Commission Expires: 5/27/2019

(SEAL)

Amelia Swanson
State of Tennessee
Notary Public
Williamson County