Bill Garrett Davidson County
Batch# 106953 DEEDWARR
06/20/2018 03:28:22 PM 2 pgs
Fees: $13.00 Taxes: $654.90
20180620-0059645

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $177,000.00

Affiant

Subscribed and sworn to before me, this 18th day of June, 2018.

Notary Public

My commission expires: 7/26/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Carrie Lauren Ravitz	**New Owner**	**Map/Parcel 080-04-0-069.00**
1707 South Hamilton Road		
Nashville, TN 37218		

FOR AND IN 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,

Seth Benge and Christine Benge, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carrie Ravitz, unmarried

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 part of Lot No. 15, Block No. 2, Plan of G.T. Sheegog's Subdivision at Bordeaux, as of record in Book 421, Page 191, in the Register's Office for Davidson County, Tennessee, described according to a survey by T.R. Sanford, dated May 20, 1954, described as follows:

Beginning in the center line of South Hamilton Road, at a point 52.88 feet southwesterly from the corner of Lots Nos. 14 and 15 in said plan; thence with the center line of said road, southwesterly 52.88 feet to a point 164.24 feet northeasterly of the center of Old Hydes Ferry Road; thence northwesterly with Springer's line 200.86 feet, more or less, to the southeasterly line of Lot No. 8, thence northeasterly with the line of Lot No. 8, 52 feet to a point; thence southeasterly with Summer's Line 210.43 feet, more or less, to the point of beginning.

Being the same property conveyed to Seth Benge, a single man, and Christine C. Shields, a single woman, taking jointly with right of survivorship, by Warranty Deed, from Mabel Maxine Duke and husband, Billy C. Duke, dated February 13, 2017, of record in Instrument No. 20170223-0018152, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Seth Benge and Christine Benge (f/k/a Christine C. Shields), by Quitclaim Deed, from Seth Benge, a single man, and Christine Shields, a single woman, dated September 18, 2017, of record in Instrument No. 20171016-0105619, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 421, Page 191, Register's Office for DAVIDSON County, Tennessee.
Sewer and Drainage Easement to Metropolitan Government of Nashville and Davidson County of record in Book 3883, Page 707, Register's Office for DAVIDSON County, Tennessee.
Less and Except part lying in S. Hamilton Road, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1707 South Hamilton Road, Nashville, TN 37218.

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 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 18th day of June, 2018.

Seth Benge
By: Kenny Benge, Attorney-in-Fact

Christine Benge
By: Kenny Benge, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Kenny Benge,** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Seth Benge and Christine Benge, for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for Seth Benge and Christine Benge, and is authorized by Seth Benge and Christine Benge, to execute this instrument on his/her behalf.

Witness my hand, at office, this 18th day of June, 2018.

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES JUNE 12, 2021

Notary Public

My Commission Expires:

File #: **180305JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027