WARRANTY DEED

Bill Garrett Davidson County
Batch# 123251 DEEDWARR
08/01/2018 09:43:12 AM 2 pgs
Fees: $13.00 Taxes: $2,219.63

20180801-0074900

G-BR-18-1504

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $599,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JULY, 2018.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 8/20/19
(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)
Stephen C. Grindon	New Owner	
(NAME)	(NAME)	**117-12-0-059.00**
1504 Woodmont Blvd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **BRENDAN BENSON AND BRITTANY BENSON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEPHEN C. GRINDON, A SINGLE PERSON,** 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. 3, of Block "A" on the Plan of Plan of Clairmont Subdivision of record in Plat Book 974, Page 8, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 3 fronts 75 feet on the Northerly side of Woodmont avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Brendan Benson and Brittany Benson, husband and wife by Quitcliam deed from Brendan Benson of record in Instrument No. 20170627-0064522 Register's Office for Davidson County, Tennessee, dated June 23, 2017 and recorded on June 27, 2017. Being the same property conveyed to Brendan Benson by Warranty deed from Ann Peacher Cowden Meador, married of record in Instrument No. 20060613-0070237 Register's Office for Davidson County, Tennessee, dated June 12, 2006 and recorded on June 13, 2006.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 974, Page 8, Register's Office for Davidson County, Tennessee.
- Easement across the rear of said property for public utilities as stated in the deed of record in Book 1110, Page 699, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 833, Page 127, , Book 1001, Page 308, Book 1003, Page 511, Book 1038, Page 135, Book 1110, Page 650, Book 8192, page 505, Book 1157, Page 648 and Book 10448, page 29, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Book 3965, Page 897, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville of record in Book 3966, Page 167, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20060613-0070237 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: **1504 Woodmont Blvd., Nashville, Tennessee 37215**.

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 31st DAY OF JULY, 2018.

Brendan Benson

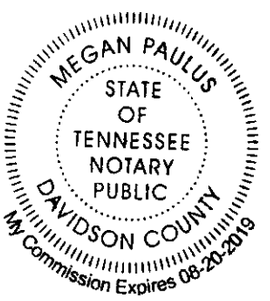
Brittany Benson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRENDAN BENSON, 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 31st of July, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRITTANY BENSON, 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 31st of July, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



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