THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180717176** Bill Garrett Davidson County Batch# 128848 **DEEDWARR** 08/14/2018 11:31:26 AM 2 pgs Fees: $13.00 Taxes: $1,045.25 20180814-0080219	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $282,500.00. Affiant Subscribed and sworn to before me, this 13th day of August, 2018. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sheryl K. Benson and James B, Hayes 6856 Sunnywood Drive Nashville TN 37211	New Owner	Tax Parcel ID No. 181 01 0A 022.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jason G. Radish and Maura H. Radish, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sheryl K. Benson, unmarried and James B. Hayes, unmarried, as joint tenants with right of survivorship** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A 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. 25, on the Plan of Sugar Valley, Section One, as shown on plat of record in Plat Book 9700, Page 374, as amended in Book 9700, Page 709, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Jason G. Radish and Maura H. Radish, husband and wife by Warranty Deed from Laura S. Copeland and Luke B. Copeland, wife and husband, as tenants by the entirety, recorded on the 1st day of June, 2015 in Instrument No. 20150601-0050417, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 9700, Page(s) 374 and Plat Book 9700, Pages 709-711.

Covenants, Conditions and Restrictions recorded in Book 11069, Page 14; Instrument Nos. 20030708-0093637 and 20040203-0013041.

Terms and provisions of by-Laws recorded in Book 11069, Page 24.

Charter recorded in Book 11069, Page 6.

Easement for Sewer, recorded in Instrument No. 20010918-0100850.

Easement for Stormwater Detention, recorded in Instrument No. 20020722-0087469.

Easement for the flow of the waters of the Mill Creek, as much as thereon may flow, from time to time, and the rights of the public therein.

Quit Claim Deed for Open Space recorded at Instrument No. 20000425-0041128.

This is improved property located at 6856 Sunnywood Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of August, 2018.

Jason G. Radish

Maura H. Radish

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jason G. Radish and Maura H. Radish, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of August, 2018.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018