Bill Garrett Davidson County
Batch# 135266 DEEDWARR
08/30/2018 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $2,216.30
20180830-0086188

G#31129-2

#34410

WARRANTY DEED



State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$599,000.00.**

Affiant

Subscribed and sworn to before me, this the 29th day of August, 2018.

Notary Public

My commission expires: October 7, 2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Clayne Benson and Jodi M. Benson	USAA Federal Savings Bank	**10407028100**
1710 Natchez Trace	10750 McDermott Freeway	
Nashville, TN 37212	San Antonio TX 78288	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Peter G. Aberg and wife, Judy G. Aberg

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

Clayne Benson and Jodi M. Benson, husband and wife

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 Lot No. 2 and the northerly 9.0 feet of Lot 3 on the Plan of George I. Waddey's Subdivision of Lot Nos. 1, 2, 3 and 4 of Stokes and Marshalls Subdivision, of record in Plat Book 421, Page 42, Register's Office for Davidson County, Tennessee.

SAID Lot No. 2 and part of Lot No. 3 front together 59.0 feet on the easterly side of Natchez Trace or 28th Avenue South (formerly Compton Avenue) and run back between parallel lines 145.0 feet to an alley.

BEING the same property conveyed to Peter G. Aberg and wife, Judy G. Aberg, by Warranty Deed dated June 27, 2014, from Suzanne Thompson, unmarried, of record in Instrument No. 20140703-0058724, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Plat Book 421, Page 42, Register's Office for Davidson County, Tennessee;

2) Restrictive Covenants for Detached Structure of record in Instrument No. 20090929-0090481, Register's Office for Davidson County, Tennessee; and,

3) Taxes for the current year which have been prorated and assumed by the Grantees herein and the subsequent years, not yet due and payable.

This is improved property, known as: **1710 Natchez Trace, Nashville, TN 37212**.

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 **29th** day of **August, 2018.**

Peter G. Aberg

Judy G. Aberg

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Peter G. Aberg and wife, Judy G. Aberg,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **August, 2018.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21

True Copy Certification

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

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

