Karen Y Johnson Davidson County
Batch# 158649 DEEDWARR
11/13/2018 02:31:33 PM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20181113-0111811

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Preston D Matthew
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of November, 2018.

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G18-3608

TERRY MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Arnithea Dorcel Benson (NAME)	new owner (NAME)	051-14-0A-050.00-C
231 Golden Oak Court (STREET ADDRESS)	(STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Ida J. Ammon, an unmarried person,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Arnithea Dorcel Benson, an unmarried 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:

Being Lot No. 50 on the Plan of Oakwood Estates, of record in Instrument 200050500045404, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Ida J. Ammon, unmarried by Deed dated January 29, 2004, recorded February 5, 2004, in Instrument Number 20040205-0014289, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument 200005050045404, Register's Office for Davidson County, Tennessee.
2. Charter for Homeowners Association of record in Instrument 200008070078337, Register's Office for said County.
3. Stormwater Detention Agreement of record in Instrument 200001270008714, Register's Office for said County.
4. Easement for Sanitary Sewers/Storm drainage of record in Book 6867, Page 854, Register's Office for said County.
5. Restrictions as recorded in Instrument 200007130069428 and 200010020096900, Register's Office for Davidson County, Tennessee.
6. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-CBB-18-2321

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2321 Golden Oak Court, Madison, TN 37115.

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. Whenever 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 9th day of November, 2018.

Ida J. Ammon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of November, 2018, before me personally appeared Ida J. Ammon, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 9th day of November, 2018.

Notary Signature
My commission expires: 6/2019

PRESTON D MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY ~~AND RETURN TO:~~

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066