SPECIAL WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 169116 **DEEDWARRSP**
11/30/2018 01:08:35 PM 2 pgs
Fees: $13.00 Taxes: $2,393.53

20181130-0116980

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $646,899.28

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John P. Benasbat	New Owner	10306022700
(NAME)	(NAME)	
5537 Knob Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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 considerations, the receipt of which is hereby acknowledged, I/we Old South Construction of Tennessee, LLC, a Tennessee Limited Liability Company, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto John P. Benasbat and Taylor T. Bensabat, husband and wife, hereinafter called the GRANTEE(S), his/her/their 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 Unit A, on the Plan of Cottages at 5537 and 5539 Knob Road Cottages, a Horizontal Property Regime with Private Elements , filed as Exhibit to an established by Declaration of Covenants, Conditions, and Restrictions of Record in Instrument No. 2180426-0039481 of the Registers's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description

Being the same property conveyed to Old South Construction of Tennessee, LLC, a Tennessee Limited Liability Company by Warranty Deed from Lisa A. Cohen, A/K/A Lisa Ann Cohen, unmarried, dated April 25, 2018 and recorded April 26, 2018 of record in Instrument No. 20180426-0039480, Register's Office for Davidson County, Tennessee.

Subject to the following items:

1. Taxes for 2019 and subsequent years, a lien not yet due and payable. 2018 taxes prorated between Grantor and Grantee.

2. All matters shown on the plat of record in Plat Book 1424, Page 145, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, restrictions and easements, if any, recorded as Instrument No. 20180426-0039481, Register's Office for Davidson County, Tennessee, together with all amendments thereto.

3. Deed of Easement recorded in Book 5250, Page 475 and Book 5252, Page 323 in the Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ 5537 Knob Road, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever. 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. GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Effective the 27 of November, 2018.

Old South Construction of Tennessee, LLC, a Tennessee Limited Liability Company

By: _____
James, C.D. Franks, as member

By: _____
J. Christopher D. Franks, Jr., as member

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared James C.D. Franks and J. Christopher D. Franks, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his/her oath acknowledged himself/herself to be the members the within named bargainor,*a Tennessee Limited Liability Company, and that he/she as such members, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said LLC, as such members.

*Old South Construction of Tennessee,LLC

Witness my hand and Official seal this 8th day of November, 2018.

_____
Notary Public
My Commission Expires: _____

NANCY L. SCHNEIDER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON My Comm. Expires April 13, 2019

RETURN TO:
Stewart Title Company Tennessee Division Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064