Karen Y Johnson Davidson County
Batch# 178814 DEEDWARR
12/28/2018 10:34:07 AM 2 pgs
Fees: $13.00 Taxes: $814.00
20181228-0125816

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $220,000.00.

Affiant

Subscribed and sworn before me this the 27th day of December, 2018.

Notary Public
My commission expires: 12/1/2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jared Benoit & Hollie Benoit 206 Commerce Street Old Hickory, TN 37138	Cardinal Financial Company, Limited Partnership DB PO Box 961292 Fort Worth, TX 76161-0292	064-09-0C 001.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MUSIC CITY HANDYMEN, LLC, a Tennessee limited liability company, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JARED BENOIT AND HOLLIE BENOIT, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 206A together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for Homes at 206 Commerce Street, a Horizontal Property Regime with Private Elements of record in Instrument No. 20180329-0029415, being shown on Plat attached thereto as Exhibit "A", Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Music City Handymen, LLC, a Tennessee limited liability company, by deed from William Stanley Walpole, dated 02/28/2018, of record in Instrument No. 20180301-0019268, said Register's Office.

Also being a portion of the same property conveyed to William Stanley Walpole by Quitclaim Deed from Samuel Hugo Walpole, Howard Everett Walpole, Joyce Pearline Campbell, Paul Alvah Walpole, Virginia Hope Howell, Judy Roberts, Richard Dale Walpole and Bernice Lee Walpole, dated 02/11/2018, of record in Instrument Number 20180301-0019267, said Register's Office.

Also being a portion of the same property conveyed to B.O. Walpole and wife, Elizabeth C. Walpole by deed from Lewis L. Hurt and J. Morgan Hurt, Executors of the Estate of Daisy J. Hurt, dated 06/28/1955, of record in Book 2440, Page 493, said Register's Office. The said B.O. Walpole died on October 18, 1984, leaving the above described property to Elizabeth C. Walpole by tenancy by the entirety. The said Elizabeth C. Walpole a/k/a Elizabeth Pauline Walpole died intestate on November 3, 1996, leaving the above descried property to her heirs at law through intestate succession, as further referenced by Affidavit of Heirship of record in Instrument Number 20180301-0019266, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 206 Commerce Street, Old Hickory, TN 37138.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 27th day of December, 2018.

Music City Handymen, LLC

By: _____
Scott Sherrod, Authorized Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Scott Sherrod, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Authorized Representative of the within named bargainor, a limited liability company, and that he, as such Authorized Representative, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Scott Sherrod as such Authorized Representative.

Witness my hand and official seal this 27th day of December, 2018.

My Commission Expires: 9-6-22

_____
Notary Public

