31641-8 Box 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 200985 **DEEDWARR**
03/01/2019 10:11:35 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00

20190301-0018715

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF February, 2019.

Notary Public

MY COMMISSION EXPIRES: 3-8-22

(AFFIX SEAL)

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
COLLINS LAW FIRM, PLLC
414 Union Street
Suite 1110
Nashville, TN 37219

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew S. Benintendi	Third Federal Savings and Loan Association	093-09-0C-034.00-C
(NAME)	(NAME)	
1212 Laurel Street, 607, Nashville, TN 37203	7007 Broadway Avenue, Cleveland, OH 44105	
(ADDRESS)	(ADDRESS)	

WARRANTY DEED

THIS INSTRUMENT, made and entered into this **February 27, 2019** by and between **Brian Wood and Rebecca Wood** *("Grantor")* and **Andrew S Benintendi** *("Grantee")*;

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of **SIX HUNDRED THOUSAND AND 00/100 ($600,000.00)** DOLLARS cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt and legal sufficiency of which are hereby acknowledged. I **Brian Wood and Rebecca Wood**, hereinafter called Grantor, have bargained and sold, and by these presents do transfer and convey unto **Andrew S Benintendi, unmarried** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of TN, whose address is 1212 Laurel Street, 607, Nashville, TN 37203 and further described as follows to wit:

A certain condominium located in Davidson County, Tennessee, being Unit 607 of Twelve Twelve, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Condominium Act of 2008 as the same is set out in Section 66-27-201, et seq. of the Tennessee Code Annotated, under the Declaration of Condominium establishing Twelve Twelve of record in Instrument Number 20140718-0063781, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the Bylaws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Declaration; together with a percentage of

Being the same property conveyed to Brian Wood and Rebecca Wood, husband and wife, by Quitclaim Deed from Roxywood Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20171218-0128806, in the Register's Office of Davidson County, Tennessee, dated December 15, 2017 and recorded on December 18, 2017.

This conveyance is made subject to:

(1) Property taxes for the year 2018, a lien not yet due and payable, said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for the payment of said taxes, and

(2) all applicable zoning ordinances

(3) all requirements found on the commitment.

TOGETHER WITH the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein.

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 GRANTEE 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 GRANTEE, 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.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the date first above written.

GRANTOR:

Brian Wood

Rebecca Wood
Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, **Brian Wood and Rebecca Wood**, with whom I am personally acquainted or who provided identification, and who upon oath executed the foregoing instrument for the purposes contained therein.

WITNESS my hand and seal this 27 day of FEB, 2019.

NOTARY PUBLIC

My Commission expires: 09-07-2021

GROVER C COLLINS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09-07-2021
COUNTY OF DAVIDSON