PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO:

Karen Johnson Davidson County
Batch# 203583 DEEDWARR
03/08/2019 09:04:47 AM 2 pgs
Fees: $13.00 Taxes: $2,388.00

20190308-0021349

WARRANTY DEED

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $645,405.00

Robin S. Edwards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th DAY OF February, , 2019.

Kim Murray
Notary Public

MY COMMISSION EXPIRES: 3/28/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher C. Benditzky and Meghan E. Benditzky		
(NAME) 105 Lincoln Ct.	(NAME) New Owner	11613012400
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **Joseph A. Kimmet and wife, Jordan M. Kimmet**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher C. Benditzky and Meghan E. Benditzky**, 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. 5 and 6 on Block 2 on the Plan of The Courts of Belle Meade of record in Plat Book 547, Page 141, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lots No. 5 and 6 of Block 2 adjoin and together front 60 feet on the Easterly Margin of Lindbergh Court (now Lincoln Court) and extends back between parallel lines a distance of 145 feet to a dead line in the rear.

Being the same property conveyed to Joseph A. Kimmet and Jordan M. Kimmet, husband and wife by Warranty Deed from Tabiatha R. Oglesby, a single person of record in Instrument No. 20170201-0010571, Register's Office for Davidson County, Tennessee, dated January 31, 2017 and recorded on February 1, 2017.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Book 547, Page 141 in said Register's Office, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 105 Lincoln Ct. Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 28th day of February, 2019.

Joseph A Kimmet by Memorie White Attny in fact

Joseph A. Kimmet, by Memorie White, Attorney In Fact

Jordan M Kimmet by Memorie White Attny in fact

Jordan M. Kimmet, by Memorie White, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Ashlee Page, a Notary Public, in and for said State and County, Memorie White, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Joseph A Kimmet and Jordan M Kimmet and acknowledged that she executed the same as the free act and deed of the said Joseph A Kimmet and Jordan M Kimmet .

WITNESS my hand and official seal at office this 28th day of February, 2019.

Ashlee Page
Notary Public

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/8/22