WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MARCH, 2019.

Georgette R Kennedy
Notary Public

MY COMMISSION EXPIRES: 03-08-21

(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
Jeffrey David Benusa	US Bank NA	
(NAME)	(NAME)	
780 Sweetwater Circle	P. O. Box 20005	064-15-0A-057.00
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Owensboro, KY 42304-0005	
(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, **We Jonathan Leal and Jamie Leal, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jeffrey David Benusa, a single man**, 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 Lot No. 33 on the Plan of Section Two, Plantation Walk, R8 & R20 Residential, P.U.D., of record in Plat Book 7900, Page 858, Register'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 Jonathan Leal and Jamie Leal, husband and wife by Warranty Deed from Ronald L. Clevenger and Carol M. Clevenger, husband and wife, dated June 30, 2016 and recorded July 05, 2016 of record in Instrument No. 20160705-0068653, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 7900, Page 858, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, restrictions and easements, if any, recorded as Book 9231 Page 719, and Supplementary Declaration Recorded as Book 9547 Page 904, Register's Office for Davidson County, Tennessee. Charter of Plantation Walk Homeowners Association, Inc., Recorded as Book 9135 Page 723, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☐ 780 Sweetwater Circle, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 371839
Warranty Deed TN

Karen Johnson Davidson County
Batch# 211908 **DEEDWARR**
04/01/2019 08:56:56 AM 2 pgs
Fees: $13.00 Taxes: $943.50

20190401-0028929

TO HAVE AND TO HOLD the 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; and we do covenant with the said GRANTEE(S) 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(S), his/her/their 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.

Effective the 29th day of March, 2019.

Jonathan Leal

Jonathan Leal

Jamie Leal

Jamie Leal

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jonathan Leal and Jamie Leal, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 29th day of March, 2019.

Notary Public:
My Commission Expires: 5-17-21

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

