39B

Karen Johnson Davidson County
Batch# 258274 DEEDWARR
07/17/2019 01:59:04 PM 2 pgs
Fees: $13.00 Taxes: $758.50
20190717-0070005

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is 205,000.00.

Affiant

Subscribed and sworn to before me, this .16TH OF JULY, 2019.

Notary Public

My commission expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Paul Schultz and Bethany Schultz	Colten Mortgage	086-07-0-116.00
1216 Jacksons Hill Road	6021 S Syracuse Way Ste 104	
Hermitage, TN 37076	Greenwood Village, CO. 80111	

FOR AND IN 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,

Karen Benson, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Paul S. Schultz and Bethany Schultz, 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. 77 on the Plan of Resubdivision of Lots 75, 76, 77, 112, 113 & 114, Phase II, Jackson's Retreat of record in Plat Book 6250, Page 194, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Richard D. Benson, Jr. and wife, Jennifer B. Benson, by Warranty Deed, from Linda Ruth Poole, unmarried, dated September 30, 1993, of record in Book 9101, Page 491, Register's Office for Davidson County, Tennessee, Said property being further conveyed, by Quitclaim Deed, to Richard D. Benson, Sr. and Karen Benson, dated October 16, 2008, of record in Instrument No. 20081017-0104574, Register's Office for Davidson County, Tennessee. Richard D. Benson, Sr. died on December 4, 2017 leaving Karen Benson sole tenant by entirety.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
1. Restrictive covenants contained in an instrument of record in Book 5741, Page 360, amended in Book 6176, Page 939, Register's Office for Davidson County, Tennessee.
By Laws of record in Book 5745, Page 294, Register's Office for Davidson County, Tennessee.
Charter for HOA of record in Book 5745, Page 283, Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1216 Jacksons Hill Road, Hermitage, TN 37076.

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 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/our hand(s) this 16th day of July., **2019.**

X Karen Benson
Karen Benson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 16th day of July, 2019, before me personally appeared Karen Benson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of July, 2019.

A. Scott Hubbard
Notary Signature
My commission expires: 11-23-20

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 19-160
RECORD & RETURN TO:
McCANN & HUBBARD
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027