WARRANTY DEED

Karen Johnson Davidson County
Batch# 307984 DEEDWARR
10/29/2019 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $555.00
20191029-0111051

KIM D. BENNETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 5/9/23
(AFFIX SEAL)

File No.: ALW-19-7650

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DOUGLAS M. HESCHE AND KELLY L. HESCHE	New Owner	113-14-0A-009.00CO
(NAME) 845 Fairview Ave.	(NAME)	
(ADDRESS) Barberton, OH 44203	(ADDRESS)	
(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, I/WE, **LANCE C. BENEDICT AND WIFE, SONDRA K. BENEDICT**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **DOUGLAS M. HESCHE AND KELLY L. HESCHE, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Lot 9, Deer Wood Estates, as of record in Plat Book 5200, Page 220, Register's Office for Davidson County, Tennessee, said lot containing 5.529 acres, more or less, to which reference is hereby made for a more complete description thereof.

Being part of the same property conveyed by Warranty Deed from Baxter Hooper and wife, Madge Hooper to Louis Resha, Jr., and wife, Joan H. Resha, as recorded on the 4th day of February, 1959, in Deed Book 2875, Page 315, in the Register's Office of Davidson County, Tennessee. Joan H. Resha having since died (date unknown, as it is not provided in deeds of record).

Subject Lot being the same property conveyed Warranty Deed from Louis Resha, Jr. and wife, Gwenn B. Resha, to Lance C. Benedict and wife, Sondra K. Benedict, as recorded on the 15th day of May, 2000, in Instrument Number 200005150048489, as re-recorded to correct the execution date, in Instrument Number 200007250073495, in the Register's Office of Davidson County, Tennessee. Further being the same property conveyed by Quitclaim Deed from Sondra K. Benedict to Lance C. Benedict, as recorded on the 8th day of November, 2002, in Instrument Number 20021108-0138266, said Register's Office. Further being conveyed by First Quitclaim Deed of Correction from Lance C. Benedict and wife, Sondra K. Benedict, through R. B. Young, as Trustee, to Louis Resha, Jr. and wife, Gwenn B. Resha, as recorded on the 4th day of April, 2003, in Instrument No. 20030404-0044896, said Register's Office; and further conveyed by Quitclaim Deed from Louis Resha, Jr. and wife, Gwenn B. Resha to Lance C. Benedict and wife, Sondra K. Benedict, as recorded on the 8th day of July, 2015, in Instrument Number 20150708-0066314, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☒
This is improved ☐ property, known as 7650 CHIPMUNK LANE, NASHVILLE, TN 37210
(House Number) (Street) (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 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), 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 15th day of October, 2019.

LANCE C. BENEDICT

SONDRA K. BENEDICT

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LANCE C. BENEDICT and SONDRA K. BENEDICT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of October, 2019.

Notary Public
My Commission Expires: 09/22/2021

(SEAL)

JADEN SKYE SUTLIFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-22-2021

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Amanda Vaughn, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Amanda Vaughn

Amanda Vaughn

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Adam G. LaFevor, a notary public for the above referenced county and state, Amanda Vaughn, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Adam G. LaFevor
MY COMMISSION EXPIRES: 5/5/2020
NOTARY'S SEAL

