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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th day of February, 1999.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

My Commission Expires NOV. 25, 2000

**THIS INSTRUMENT WAS PREPARED BY**
Lehman Land Title, Inc., 4733 Andrew Jackson Parkway, Hermitage, TN 37076

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Brandon K. Benefield | Countrywide Home Loans, Inc. | 76-5-159 |
| (NAME) | (NAME) | |
| 104 Ashley Cove | 4500 Park Granada | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | Calabasas, CA 91302-1613 | |
| (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, **GEORGE W. HUNNER, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRANDON K. BENEFIELD AND WIFE, AMY K. BENEFIELD** , 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. 7 on the Plan of Ashley Place of record in Plat Book 7900, Page 123, as amended by Certification of Correction of record in Book 8307, Page 239, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to George W. Hunner, a single person by deed from Brent Foster, a married person of record in Book 9422, Page 324, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 104 Ashley Cove, Hermitage, TN 37076

(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 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/our hand(s) this 8th day of February, 1999.

George W. Hunner

05474498

IDENTIF. & REFERENCE

99FEB 10 AM 10:01

JILL BARRETT REGISTER
DAVIDSON COUNTY, TN.

4253 02/10 0101 03CHECK 366.20

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George W. Hunner, the bargainor(s), 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 at Hermitage , Tennessee this 8th day of February, 1999

Commission expires:

Notary Public

DANA S. BELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2000

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

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| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | CFEE - COMPUTER FEE | PRFEE - PROBATE FEE |

| | |
|---|---|
| CAMT | 96000.00 |
| CON TX | 355.20 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 366.20 |
| CHECK | 366.20 |

02/10/99 01 10:00 0001 4253

0547498

IDENTIF. & REFERENCE

99FEB 10 AM 10:01

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1423543