WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,900.00

Vicki Martinez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF AUGUST, 2001.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JEFF FA... NOTARY PUBLIC AT ... DAVIDSON COUNTY
My Commission Expires January 23, 2002

Davidson County DEEDWARR
Recvd: 08/15/01 10:54 2pgs
Fees:13.00 Taxes:499.13

20010815-0088130

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vicki Martinez	Vicki Martinez	Map 53-13 Parcel 43
(NAME) 1520 Joe Pyron Dr.	(NAME) 1520 Joe Pyron Drive	
(ADDRESS) Madison, TN 37115	(ADDRESS) Madison, TN 37115	
(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, Paul A Benson and Wife, Lynesa L. Benson and George N. Benson and wife, Lois Benson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vicki Martinez and husband, Richard Martinez, 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:

BEING Lot No. 96, Phase I, Kimbolton, as shown by plat of record in Plat Book 6900, page 276, 277 & 278, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Paul A Benson and Wife, Lynesa L. Benson and George N. Benson, married by deed from Robert E. Johnson and wife, Linda Johnson of record in Deed Book 10959, page 99, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

Lois Benson, wife of George N. Benson, joins in this conveyance to convey all right, title and interest she may have in the above referenced property including but not limited to her marital rights.

unimproved ☐

This is improved ☒ property, known as 1520 Joe Pyron Dr., Madison, TN 37115

(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 our hand(s) this 10th day of August, 2001.

Lynesa L. Benson

Paul A Benson

George N. Benson

Lois Benson

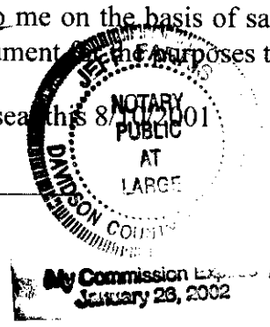
STATE of Tennessee
COUNTY of Williamson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Paul A Benson and Wife, Lynesa L. Benson the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8/10/2001

My Commission Expires: _____

Notary Public



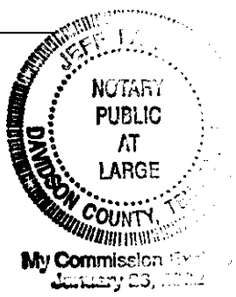
STATE of Tennessee
COUNTY of Williamson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named George N. Benson and wife, Lois Benson the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8/10/2001

My Commission Expires: _____

Notary Public



File Number2108035
RETURN TO:
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Brentwood, TN 37027