WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/02/02 10:19 2pgs
Fees:13.00 Taxes:473.60

20021002-0119638

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00

Frederica Mason
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF SEPTEMBER, 2002.

Melody M. Jenkins
Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

MELODY M. JENKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE My Commission Exp. MAY 28, 2006

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon K. Benefield	First Horizon Home Loan Corp. d/b/a First Tennessee Home Loans	75-8-206
(NAME)	(NAME)	
714 Dutchmans Court	PO Box 146	
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	Memphis, TN 38101	
(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, Charles Wade Jr. and Shirley Wade, 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:

Being Lot No. 191 on the Plan of Highlands of Tulip Grove Subdivision as of record in Book 4675, Page 140, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and retailed description of said lot.

Being the same property conveyed to Charles Wade, Jr. and Shirley Ann Wilkinson, by deed of record in Book 6398, Page 761, Register's Office for Davidson County, Tennessee. The said Shirley Ann Wilkinson and Shirley Wade being one and the same.

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

unimproved ☐
This is improved ☒ property, known as 714 Dutchmans Court, 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 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 my/our hand(s) this 27th day of September, 2002.

Charles Wade Jr.

Shirley Wade

STATE OF TENNESSEE

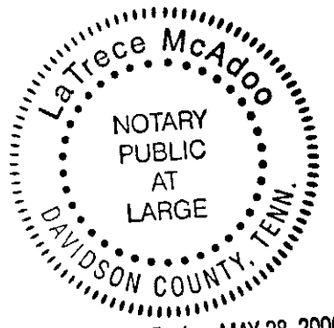
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Wade, Jr and Shirley Wade with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of September, 2002.

Commission expires: May 28, 2006

Notary Public



My Commission Expires MAY 28, 2006