FILE NO. SP45317 FILE BOX "7"

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/03/07 15:08 2 pgs
Fees:13.00 Taxes:1332.00

20070703-0079577

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: 5/22/10

(AFFIX SEAL)

ALAN BUMPUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN. My Commission Expires MAY 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cynthia A. Lee	SAME	**Map 104-12**
(NAME) **1926 18th Avenue South**	(NAME)	**Parcel 251.00**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS)	
(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, **MATTHEW BENJAMIN, unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CYNTHIA A. LEE, unmarried and LISA K. PRESTON, unmarried,** 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. 72 and the northerly 5.0 feet is Lot No. 71 on the Plan of Belmont Park Company Addition to Nashville of record in Book 57, page 156, Register's Office for Davidson County, Tennessee.

Said Lot No. 72 and the northerly part of Lot No. 71 front together 55.0 feet on the easterly side of 18th Avenue South (formerly Baxter Boulevard) and run back between parallel lines 162.0 feet to an alley.

Being the same property conveyed to Patrick Matthew Benjamin, unmarried by quit claim deed from Patrick Kennedy and wife, Jamie Amos of record as Instrument No. 20061009-0125114, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1926 18th Avenue South, Nashville, TN 37212

(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 hand this 15th day of June, 2007.

Matthew Benjamin

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Matthew Benjamin the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of June, 2007.

Commission expires:



Terri D. Jackson

Notary Public