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Davidson County DEEDWARR
Recvd: 08/18/08 08:42 3 pg:
Fees:18.00 Taxes:488.40
20080818-0084307

WARRANTY DEED

SHEILA L. TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$122,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **14TH DAY OF AUGUST, 2008.**

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Les Lazarus	**Les Lazarus**	**141-15-A-22CO**
(NAME) **7049 Cotton Blossom Lane**	(NAME) **7213 Wexford Pointe**	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) **Nashville, TN 37221**	
(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, By: **Haley Salus, "aka" Hayley Salus as Administratrix of Estate of Rebecca L. Benson,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Les Lazarus, married,** 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. 74 on the plan of Section 1, Rolling River Estates, of record in Book 4860, Page 27, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Rebecca L. Benson by Deed dated November 10, 1987, from William A. Benson, IV of record in Book 7400, Page 931 Register's Office for Davidson County, Tennessee. The said Rebecca L. Benson, also known as Rebecca Lynn Brown Benson, has since died and by Order ofthe Seventh Circuit Court for Davidson County, Tennessee Probate Division, Docket No. 08P-102, Haley Salus was appointed as Administratrix and authorized to sell said property.

unimproved ☐

This is improved ☒ property, known as **7049 Cotton Blossom Lane, Nashville, TN 37221**

(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.

BEING the same property conveyed to Rebecca L. Benson by Deed dated November 10, 1987, from William A. Benson, IV of record in Book 7400, Page 931 Register's Office for Davidson County, Tennessee. The said Rebecca L. Benson, also known as Rebecca Lynn Brown Benson, has since died and by Order of the Seventh Circuit Court for Davidson County, Tennessee Probate Division, Docket No. 08P-102, Haley Salus was appointed as Administratrix and authorized to sell said property.

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Witness my hand this _____**th day of August, 2008.**

Hayley Salus Administratrix of Rebecca L Benson's Estate

Rebecca L. Benson

By: **Haley Salus, "aka" Hayley Salus as Administratrix of Estate of Rebecca L. Benson**

STATE OF _____

COUNTY OF _____

Before me, the undersigned, of State and County aforesaid, personally appeared **Haley Salus**, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the **Administratrix of the Estate of Rebecca L. Benson**, and to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at _____, _____ this _____th day of August, 2008.

Commission expires:

_____

Notary Public

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of LOS ANGELES

On AUG 13 2008 (Date) before me, VINCENT J. HEWITT JR NOTARY PUBLIC (Here Insert Name and Title of the Officer),

personally appeared HALEY SALUS (Name(s) of Signer(s))

By: Haley Salus, A/K/A Hayley Salus as Administratrix of Estate of Rebecca L. Benson

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

VINCENT J. HEWITT JR.
Commission # 1562621
Notary Public - California
Los Angeles County
My Comm. Expires Mar 22, 2009

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: WARRANTY DEED

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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