(2)

WARRANTY DEED

Mail to:
MID-STATE TITLE & ESCROW, INC.
128 HOLIDAY COURT
SUITE 125
FRANKLIN, TN 37067
(615) 790-3156

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $649,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF OCTOBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 7-2-12
(AFFIX SEAL)

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Benson Group, LLC	Owner	Map 117-6
(NAME) 701 W. Main Street ~~2312 Hampton Avenue~~	(NAME)	Parcl 53
(ADDRESS) Franklin, TN 37064 ~~Nashville, TN 37215~~	(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, **PHILIP G. COOGAN AND WIFE, ALICE COOGAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THE BENSON GROUP, LLC,** 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 the easterly 105 feet of the westerly 145 feet of the northerly part of Lot No. 14 on the Plan of Hillsboro Heights, not of record, described according to a survey thereof made by W. B. Southgate, Engineer, May 1910, as follows:

Beginning on the northerly margin of Hampton Avenue, 755 feet west of the center line of 23rd Avenue South; thence with the northerly margin of said Avenue, westwardly 105 feet to a point 40 feet east of the dividing line between Lots 13 and 14; thence northwardly and parallel to said dividing line, 343.6 feet, more or less, to the southerly line of Lot 6; thence with said line, eastwardly 105 feet; thence southwardly 343.3 feet, more or less, to the beginning.

Being the same property conveyed to Philip G. Coogan and wife, Alice Coogan, by deed from JoAnn G. Pate, unmarried, of record in Book 10670, page 452, said Register's Office.

This conveyance is subject to (a) 2008 real property taxes; and (b) sewer easement of record in Book 4083, page 903, said Register's Office.

Davidson County DEEDWARR
Recvd: 10/07/08 09:57 2 pgs
Fees:13.00 Taxes:2401.30
20081007-0101648

unimproved ☐

This is improved ☒ property, known as 2312 Hampton Avenue, Nashville, Tennessee 37215
(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 hands this 3RD day of October, 2008.

Philip G Coogan by Alice C. Coogan, attorney in fact

Philip G. Coogan By Alice Coogan, His Attorney in Fact

Alice C. Coogan

Alice Coogan

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, Alice Coogan, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 3RD day of October, 2008.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV 7, 2011

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of October, 2008, before me personally appeared Alice Coogan, to me known to be the person who executed the foregoing instrument on behalf of Philip G. Coogan and acknowledged that she executed the same as the free act and deed of Philip G. Coogan.

Witness my hand and official seal at Nashville, Tennessee this 3RD day of October, 2008.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011