WARRANTY DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF AUGUST, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

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
Margaret A. Boone	Pinnacle National Bank	
(NAME)	(NAME)	
4302 Nevada Avenue	211 Commerce Street	91-16-219
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37201	
(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, **MEREDITH SULLIVAN BENTON AND HUSBAND, JIM BENTON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARGARET A. BOONE, UNMARRIED,*** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

*and Dryden Orion, unmarried, as tenants in common with Rights of Survivorship.

Land in Davidson County, Tennessee, being Lot No. 203 on the Plan of Block 9, Charlotte Park Company's First Addition to West Nashville, of record in Plat Book 57, page 103, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Meredith Sullivan by deed from Rachael M. Turner, married, dated May 25, 2006, of record as Instrument No. 20060526-0062271, Register's Office for Davidson County, Tennessee. The said Meredith Sullivan having since married and is now known as Meredith Sullivan Benton.

This conveyance is subject to (a) 2009 real property taxes and (b) all matters appearing on the plan of record in Book 57, page 103, said Register's Office.

Jim Benton joins in the conveyance of said land for the limited purpose of conveying any interest that he may have in said land by reason of marital status or otherwise.

unimproved ☐

This is improved ☒ property, known as 4302 Nevada Avenue, Nashville, TN 37209

(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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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.

BILL GARRETT, Davidson County
Trans:T20090056402 DEEDWARR
Recvd: 08/18/09 13:25 2 pgs
Fees:13.00 Taxes:1176.60

20090818-0077678

Witness our hands this 13th day of August, 2009.

Meredith Sullivan Benton

By: Thomas Allen Sullivan ATF
Thomas Allen Sullivan, Attorney in Fact

Jim Benton

By: Thomas Allen Sullivan
Thomas Allen Sullivan, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas Allen Sullivan, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Meredith Sullivan Benton, and who acknowledged that he executed the same as the free act and deed of Meredith Sullivan Benton.

Witness my hand and official seal at Nashville, Tennessee this 13th day of August, 2009.

Amy Adams Gowan Notary Public

AMY ADAMS GOWAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas Allen Sullivan, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jim Benton, and who acknowledged that he executed the same as the free act and deed of Jim Benton.

Witness my hand and official seal at Nashville, Tennessee this 13th day of August, 2009.

Amy Adams Gowan Notary Public

AMY ADAMS GOWAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212