WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090071494 DEEDWARR
Recvd: 10/21/09 09:51 2 pgs
Fees:13.00 Taxes:1054.50
20091021-0097125

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF OCTOBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 11-7-2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zachary W. Farro	SunTrust Mortgage, Inc.	118-09-226.00
(NAME) 3502 General Bate Drive	(NAME) 401 Commerce St, Ste 6100	
(ADDRESS) Nashville, Tennessee 37204	(ADDRESS) Nashville, TN 37219	
(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, Robert T. Benson and wife, Nicole N. Grube-Benson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Zachary W. Farro, 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 northerly part of Lot No. 5 of the Map of the First Addition to Woodmont Boulevard Section of Marengo Park, of record in Book 974, page 83, Register's Office for Davidson County, Tennessee and further described as follows:

Beginning at an iron pin in the east margin of Gen. W.B. Bates Drive now known as General Bate Drive at the corner of Lots No. 4-N and 5-N of said subdivision thence with the line between said lots easterly, 142.7 feet to a concrete monument set at the common corner of said lots and lot no. 3-N in the centerline of the Terminus of a 20 foot easement for public utilities; thence with the centerline of said easement along the line between Lots No. 3-N and 5-N southeasterly 110 feet to a point; thence southwesterly along the line of Lot No. 5-N, 27 feet, more or less, to appoint at the northeasterly corner of the property conveyed to W.K. Powers and wife, by deed from Samuel Ling and wife, of record in Book 1238, page 214, said Register's Office; thence along Powers' north line northwesterly to the easterly margin of General W.B. Bates Drive at an iron pin, the common corner of Lots No. 5-N and 6-N; thence with the margin of said Gen. W.B. Bates Drive in a northerly direction around a slight curve 80 feet to the point of beginning.

Together with an appurtenance hereto, that certain easement for joint driveway purposes of record in Book 5642, page 77, said Register's Office.

Being the same property conveyed to Robert T. Benson and wife, Nicole N. Grube-Benson, by deed from Benjamin T. Jordan, III and wife, Christine Jordan, dated July 7, 2006, of record as Instrument No. 20060710-0082239, said Register's Office.

This conveyance is subject to: 2009 property taxes which are due and payable, but not yet delinquent; all matters appearing on the Map of the First Addition to Woodmont Boulevard Section of Marengo Park, of record as Book 974, page 83, said Register's Office; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 3502 General Bate Drive, Nashville, TN 37204
(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 20th day of October, 2009.

Robert T. Benson
By: Paul F. Soper, attorney in fact
Robert T. Benson

Nicole N. Grube-Benson
By: Paul F. Soper, attorney in fact
Nicole N. Grube-Benson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul F. Soper, 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 Robert T. Benson, and acknowledged that he executed the same as the free act and deed of the said Robert T. Benson.

Witness my hand and official seal at Office, this 20th day of October, 2009

Tricia Ball
Notary Public

My Commission Expires: 9/8/13

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul F. Soper, 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 Nicole N. Grube-Benson, and acknowledged that he executed the same as the free act and deed of the said Nicole N. Grube-Benson.

Witness my hand and official seal at Office, this 20th day of October, 2009

Tricia Ball
Notary Public

My Commission Expires: 9/8/13

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.