WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090076128 DEEDWARR
Recvd: 11/06/09 15:23 2 pgs
Fees:13.00 Taxes:740.00
20091106-0103082

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF NOVEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 9-8-2013
(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
Robert Ryan Brownyard	SunTrust Mortgage, Inc.	
(NAME)	(NAME)	
205 Garrett Drive	P.O. Box 79041	147-6-18
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Baltimore, MD 21279-0041	
(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, **MELISSA CULBRETH BENSON, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT RYAN BROWNYARD, 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. 25 on the Plan of Battery Crest, Section One, of record in Book 2900, page 91, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Melissa Culbreth, unmarried by deed from Kurt C. Colicchio, married and Mark S. Colicchio, unmarried, dated June 30, 2006, of record as Instrument No. 20060711-0083056, Register's Office for Davidson County, Tennessee. The said Melissa Culbreth having since married and is now known as Melissa Culbreth Benson.

This conveyance is subject to (a) 2010 real property taxes; (b) all matters appearing on the plan of record in Book 2900, page 91, said Register's Office; and (c) restrictions of record in Book 3072, page 429 and Book 3098, page 290, said Register's Office.

This is not the principal place of residence of the Grantor named herein or her spouse.

unimproved ☐

This is improved ☒ property, known as 205 Garrett Drive, Nashville, TN 37211

(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 5th day of November, 2009.

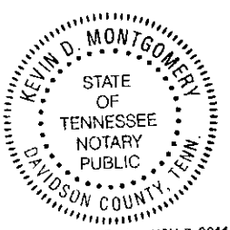
Melissa Culbreth Benson

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 Melissa Culbreth Benson, 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 5th day of November, 2009.

Notary Public



My Commission Expires NOV. 7, 2011