File No. 1008316

WARRANTY DEED

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF AUGUST, 2010.

Notary Public

MY COMMISSION EXPIRES: 3-20-2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. D. Kious, Attorney
Lawyers Land & Title Services, LLC
503 N. Maple St., Suite A
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Benton and Marta Sanchez	SAME	18200002800
(NAME)	(NAME)	
5868 Cane Ridge Road		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Champion Builders, LLC, a Tennessee limited liability company,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Robert Benton and wife, Marta Sanchez,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Rutherford** County, State of Tennessee, described as follows, to-wit:

A tract of land in the 5th District of Davidson County, Tennessee, described according to a survey made by Robert E. Frances, Surveyor, dated June 25, 1980, revised September 29, 1982, as Tract 6 and further described as follows:

Beginning at a point in the easterly margin of Cain Ridge Road said point being south 16 degrees 21' East 88.2 feet of the southwest corner of the property conveyed to Joe Certo and wife, of record in Book 5957, page 484, Register's office for Davidson County, Tennessee this being the true point of beginning; thence leaving the easterly margin of Cain Ridge Road South 82 degrees 17' 30" East 1253.5 feet to a point; thence North 7 degrees 11' 46" East 463.79 feet to a point; thence South 72 degrees 41' 30" East 623.8 feet to a point; thence South 6 degrees 43' West 192.4 feet to a point; thence South 10 degrees 12' West 319.14 feet to a point thence North 72 degrees 41' 30" West 607.67 feet to a point; thence North 82 degrees 17' 30" West 1231.42 feet to a point in the easterly margin of Cain Ridge Road; thence with the easterly margin of Cain Ridge Road North 16 degrees 37' West 54.65 feet to the beginning.

Being the same property conveyed to Champion Builders, LLC by Warranty Deed of record in Instrument No. 20100818-0065228 of the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters set out in deed including but not limited to an easement of record in Book 2240, Page 110, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20100051260 DEEDWARR
Recvd: 08/18/10 09:59 2 pgs
Fees:13.00 Taxes:1036.00

20100818-0065229

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved

This is improved [X] property, known as 5868 Cane Ridge Road, Antioch, TN 37013

(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 GRANTOR covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and GRANTOR further covenants and binds itself, its successors and assigns, 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 16th day of August, 2010.

CHAMPION BUILDERS, LLC

BY: _____

Corey Fager, Manager/Partner

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Corey Fager, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged himself to be the Manager/Partner of Champion Builders, LLC, a Tennessee limited liability company, the within named bargainor, and that he being authorized to do so, executed the foregoing instrument for the purpose therein contained.

Witness my hand at office this 16th day of August, 2010.

Commission expires: 3-20-2011

_____

Notary Public

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: 1008316

RETURN TO:

Lawyers Land & Title Services, LLC
503 North Maple Street, Suite A
Murfreesboro, TN 37130