BOX 10-A

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Benjamin Martin Bentley
5036 Stillwood Dr.
Nashville, Tennessee 37220

SEND TAX BILL TO:
Farmers Bank + Trust
330 Mayfield Dr Ste 6
Franklin TN 37067

MORTGAGEE:

BILL GARRETT, Davidson County
Trans:T20100057981 DEEDWARR
Recvd: 09/15/10 10:22 2 pgs
Fees:13.00 Taxes:795.50
20100915-0073380

MAP 146-110
GROUP
PARCEL 105

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Evelyn T. Kimbrough, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Benjamin Martin Bentley and Mary Katherine Bentley, husband and wife,** 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. 168 on the Plan of Section One, Revised, Crieve Hall Estates, of record in Plat Book 1835, page 122-124, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to R. C. Kimbrough and wife Evelyn T. Kimbrough, by deed from A. R. Greene and wife Annie Lois Greene of record in Book 2196, page 156, Register's Office for Davidson County, Tennessee. R. C. Kimbrough is now deceased.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2010 and subsequent years.

This is **improved** property known as **5036 Stillwood Dr., Nashville, Tennessee 37220.**

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 does covenants with the said GRANTEES that she 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, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the **10th** day of **September, 2010.**

Evelyn T. Kimbrough

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Evelyn T. Kimbrough, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 10th day of September, 2010.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 11/24/2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $215,000.00.

AFFIANT

Subscribed and sworn to before me on this 10th day of September, 2010.

NOTARY PUBLIC

My Commission Expires: _____

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 4, 2013