BILL GARRETT, Davidson County
Trans:T20100059658 DEEDWARR
Recvd: 09/22/10 11:18 3 pgs
Fees:18.00 Taxes:226.26
20100922-0075366

This space for Register's Office:

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
565 Willow Hill Circle #3
Murfreesboro, TN 37127

ADDRESS NEW OWNER:
Randall C. Hunley
5721 Sterling Oaks Drive
Brentwood, TN 37027

SEND TAX BILLS TO:
New Owner

Map & Parcel No. 94.01-0-115.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Aaron Benson and wife, Lauren Benson** hereinafter called the **Grantors**, do hereby convey unto **Randall C. Hunley** hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Being Lot No. 21 on the plan of resubdivision of Lot No. 3, N.H. Hobson's Subdivision, property of the Heirs of A.J. Caldwell, of record in Book 421, Page 78, Register's Office for Davidson County Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Aaron Benson, unmarried on December 18, 2006 by Warranty Deed of record in Instrument No. 20061222-0157979, Register's Office for Davidson County, Tennessee. Lauren Benson joins in this conveyance to convey any marital rights she may have in the subject property.

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 subject to: 1) Current years taxes which have been prorated and assumed by the Grantees 2) All restrictions of record 3) All easements of record 4) All visible easements 5) All matters appearing on the plat of record; 6) All applicable government and zoning regulations; 7) If the property is supplementally assessed due to any improvements or changes in tax base, Grantee shall be responsible for any additional taxes due. 8) Grantor shall be responsible for any rollback taxes.

This is improved property known as: 709 South 11th Street, Nashville, TN 37206

Property taxes have been prorated between the Grantor and Grantee herein as of the date of this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

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.

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, Grantee's heirs or assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantor 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.

GRANTORS FURTHER COVENANT and bind Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And we do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, we have hereunto set our hand and seal this 16 day of September, 2010.

Aaron Benson

Lauren Benson

STATE OF California
County of _____

BEFORE ME, the undersigned authority, on this day personally appeared Aaron Benson and Lauren Benson known to me to be the person whose names are subscribed to the foregoing document, (or proved to me based on satisfactory evidence) who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be their free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 16 day of September, 2010.

See attached CA Jurat

Notary Public in and for the
State of California

My Commission Expires:

STATE OF Tennessee
COUNTY OF Rutherford
AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $61,150.00.

Affiant

Sworn and subscribed before me on September 16, 2010.

Notary Public

My Commission Expires : 6/18/2010

KIMBERLY R. HARGROVE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Jurat

State of California

County of San Diego

Subscribed and sworn to (or affirmed) before me on this 16 day of September,

20 10 by Aaron Benson + Lauren Benson,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature

(Notary seal)

JD11 GREG KUGLER COMM.#1816461 NOTARY PUBLIC-CALIFORNIA SAN DIEGO COUNTY My Comm. Expires November 5, 2012 JD11

OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Warranty Deed

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages ____ Document Date 9/16/10

(Additional information)

INSTRUCTIONS FOR COMPLETING THIS FORM

The wording of all Jurats completed in California after January 1, 2008 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one which does contain proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different jurat form.
  - Additional information is not required but could help to ensure this jurat is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document