BILL GARRETT, Davidson County
Trans:T20110036882 DEEDWARR
Recvd: 06/20/11 14:49 2 pgs
Fees:13.00 Taxes:547.23

20110620-0047262

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,900.00

Affiant

Subscribed and sworn to before me, this 10TH DAY OF JUNE, 2011.

Notary Public

MY COMMISSION EXPIRES: 10-23-12

(AFFIX SEAL)

KIM GILLESPIE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janelle Benuska and husband, George J. Benuska III	US Bank National Association	083-04-0-180.00
2326 Carter Avenue (ADDRESS)	(NAME) 3180 Rider Trail South (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Earth City, MO 63045 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Alyne T. Thompson, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Janelle Benuska and husband, George J. Benuska III, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE 11TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE PLAN OF ROSEBANK PARK, AS OF RECORD IN BOOK 2083, PAGE 89, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ALYNE T. THOMPSON AND HUSBAND, JOHN W. THOMPSON, BY DEED FROM ALYENE T. FLIPPEN, DATED 06/01/95 IN BOOK 9688, PAGE 818, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID JOHN W. THOMPSON HAVING SINCE DIED.

LOU FLIPPEN SULLIVAN EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF ALYNE T. THOMPSON, PURSUANT TO THE DURABLE POWER OF ATTORNEY, WHICH IS OF RECORD BY INSTRUMENT NO. 20100803-0061057, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2326 Carter Avenue, Nashville, TN 37206
(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/our hand(s) this 10th day of June, 2011.

WARRANTY DEED
(Continued)

Alyne T. Thompson
Alyne T. Thompson

By: Lou Flippen Sullivan Attorney in Fact
Lou Flippen Sullivan, Attorney-in-Fact

State of Tennessee
County of Davidson

On this 10th day of June, 2011, before me, a notary public in and for the said County and State, Lou Flippen Sullivan, to me personally known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Alyne T. Thompson, and who acknowledged that she executed the same as the free act and deed of the said Alyne T. Thompson.

Witness my hand and official seal on the day and date first above written.

Mary Birthright
Notary Public
My commission expires: 11-7-11

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011