Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 07/01/11 12:32 3 pgs
Fees:18.00 Taxes:588.30
20110701-0050626

39-B
File #11-1099
LL# B51-73

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gary S. Coffey, unmarried** , hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **April M. Benson and Cecil Benson, wife and husband,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the southwesterly part of Lot No. 73 on the Plan of Donelson Meadows, Section Two, of record in Plat Book 2133, pages 100 and 101, Register's Office for said County.

Said part of Lot No. 73 fronts 97.35 feet on the northerly side of Brookview Drive and runs back between parallel lines 214.9 feet on the northwesterly side and 216.9 feet on the southeasterly side to a line at the rear which is the right of way line of Briley Parkway on which it measures 74.4 feet.

Being the same property conveyed to Gary S. Coffey by deed from Charles M. Blevins dated September 26, 2003 of record in Instrument No. 20031001-0145149, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2144 Brookview Drive, Nashville TN, 37214.

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. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds 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. 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 THE EXECUTION HEREOF this 30th day of June, 2011.

Gary S. Coffey

State of Tennessee)
County of Davidson)

On this 30th day of June, 2011, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Gary S. Coffey, unmarried, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/20/14

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

State of Tennessee)
County of ~~Davidson~~ Wilson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 159,000.00.

Janice Singleton
Affiant

Sworn and subscribed before me on this the 30th day of June, 2011.

Theresa J. Wiggington
Notary Public

My Commission Expires: 2-22-2013

THERESA J. WIGGINGTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
April M. Benson Cecil Benson 2144 Brookview Drive Nashville, TN 37214	First Community Mortgage, Inc. 275 Robert Rose Drive Murfreesboro, TN 37129	84-10-81

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, Cindy M. Blevins, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

MY COMMISSION EXPIRES: 07-08-2012

