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

39-B
File #11-1273

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 **Jeremy Karl Bentley, and Sara Ruth Bentley, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Daniel Paul Dubois, and Sarah N Dubois, husband and wife**, 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:**

Being Lot No. 47 on the Plan of Hillview Estates, as shown by plat of record in Plat Book 3600, page 89, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jeremy Karl Bentley and Sara Ruth Bentley, husband and wife by deed from O.R. Kennedy Jr., an unmarried person dated August 14, 2009, of record as Instrument Number 20090817-0076938, 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: 5412 San Marcos Drive, Nashville TN, 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 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 14 day of October, 2011.

Jeremy Karl Bentley

Sara Ruth Bentley

BILL GARRETT, Davidson County
Trans:T20110066384 DEEDWARR
Recvd: 10/24/11 13:37 2 pgs
Fees:13.00 Taxes:777.00
20111024-0082564

State of North Carolina)
County of Watauga)

On this 14 day of October, 2011, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jeremy Karl Bentley and Sara Ruth Bentley, 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: _____

Dustin N. Stacy
Notary Public
Watauga County, NC
My Commission Expires Sept. 22, 2014

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 210,000.00.

Affiant

Sworn and subscribed before me on this the 14th day of October, 2011.

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

Notary Public

My Commission Expires: 2-8-13

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Daniel Paul Dubois	First State Bank	161-5-1
5412 San Marcos Drive	7114 Hwy 70 S, Ste 105	
Nashville, TN 37220	Nashville, TN 37221	