WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$105,750.00.**

Affiant

Subscribed and sworn to before me this 2nd day of November 2011

Notary Public
My Commission expires:
(Affix Seal)

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Keegan Francescon-Brown	Flagship MortgageCorporation	082-04-0-001.00
1115 North 5th Street	100 Old Wilson Bridge Road, Ste.	207
Nashville, TN 37207	Worthington, OH 43085	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Cheryl Benton**, unmarried, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Keegan Francescon-Brown and wife, Michelle N. Fancescon-Brown**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 79 and the northerly 19' of Lot No. 78 on the Map of Oakwood Park, of record in Book 421, page 12, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 79 and part of Lot No. 78 adjoin and front together 50' on the easterly side of North Fifth Street and runs back between parallel lines 165' to a dead line in the rear measuring 50' thereon.

Being the same property conveyed to Jason Ricci, a single person and Cheryl Benton, a single person, by deed from Adrian Dexter Samuels and Ivanetta Samuels, husband and wife, on January 31, 2007, of record in Instrument Number 20070201-0013364, Register's Office for Davidson County, Tennessee. And further conveyed to Cheryl Benton by Quitclaim Deed from Jason Ricci, a single person on October 22, 2010 of record in Instrument Number 20101116-0091646, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 421, page 12, Register's Office Davidson County, Tennessee.e.

This is improved property known as: **1115 North 5th Street, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this November 2, 2011.

Cheryl Benton by Christie Wilson, attorney in fact
Cheryl Benton

BILL GARRETT, Davidson County
Trans:T20110069710 DEEDWARR
Recvd: 11/04/11 13:04 2 pgs
Fees:13.00 Taxes:391.28

20111104-0086355

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Christie Wilson with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Cheryl Benton, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Cheryl Benton the bargainor(s), by the said Christie Wilson as Attorney-in-Fact.

WITNESS my hand and seal, this 2nd day of November, 2011.

_____ My Commission Expires: 7/6/15
NOTARY PUBLIC

