WARRANTY DEED

G-VRES-11-916

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Rachel Hayes
Affiant

Subscribed and sworn to before me, this 21st DAY OF November, 2011.

Notary Public

MY COMMISSION EXPIRES: 5-26-14

(AFFIX SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert A. Benshoof	new owner	
916 14th Avenue South	(NAME)	
(ADDRESS)	(ADDRESS)	105-1-54.00
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DOROTHY CONNELL, UNMARRIED AND GWENDOLYN CONNELL, UNMARRIED , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERT A. BENSHOOF AND RACHEL M. HAYES, BOTH UNMARRIED AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

CERTAIN REAL ESTATE IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: BEING LOT NO. 9 ON THE PLAN OF THE CATRON HEIRS ADDITION TO NASHVILLE, BEING A SUBDIVISION OF THE VILLA PROPERTY, AS OF RECORD IN PLAN BOOK 1, PAGE 132, CHANCERY COURT AT NASHVILLE. SAID LOT NO. 9 FRONTS 50 FEET ON THE EASTERLY SIDE OF 14TH AVENUE SOUTH, FORMERLY LUCAS STREET AND RUNS BACK BETWEEN PARALLEL LINES, 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO DOROTHY CONNELL AND GWENDOLYN CONNELL, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP BY QUITCLAIM DEED FROM DENNIS WRIGHT, TRUSTEE, RECORDED ON THE 25TH DAY OF APRIL, 2005 IN INSTRUMENT NO. 20050425-0045386, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 1, PAGE 132 OF RECORD IN DAVIDSON COUNTY CHANCERY COURT AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 916 14th Avenue South, Nashville, Tennessee 37212
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20110075252 DEEDWARR
Recvd: 11/30/11 09:22 2 pgs
Fees:13.00 Taxes:518.00
20111130-0092922

Witness my/our hand(s) this 21st day of November, 2011.

Dorothy Connell by Walter A. Clay, Jr., Attorney-in-fact

Dorothy Connell by Walter A. Clay, Jr.,
Attorney in Fact

Gwendolyn Connell

Gwendolyn Connell

STATE OF Tennessee
COUNTY OF Davidson

On this the 21st day of November, 2011, before me personally appeared Walter A. Clay, Jr. to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Dorothy Connell and who acknowledged he executed the same as the free act and deed of the said Dorothy Connell.

Witness my hand and official seal, this the 21st day of November, 2011.

Mary Frances Rudy

Notary Public

My Commission Expires: 5-20-14

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gwendolyn Connell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of November, 2011.

Mary Frances Rudy

Notary Public

My Commission Expires: 5-20-14

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903