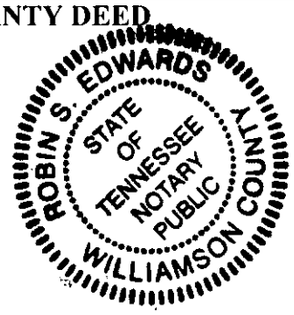
WARRANTY DEED



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$198,000.00.**

Cindy O'Neil
Affiant

Subscribed and sworn to before me, this the 24th day of April, 2012.

Robin Edwards
Notary Public

My commission expires: 2/4/2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Ryan Clark **Rachel Hedges**	Brand Mortgage Group	**Map 141-12-0-B Parcel 053.00**
1237 Brenner Drive	6224 Sugarloaf Pkwy, Ste 200	
Nashville, TN 37221	Duluth, GA 30097	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

George Benton and wife, Jamey Savoie Benton, formerly known as Jamey Savoie

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rachel Elizabeth Hedges and Ryan Lucas Clark, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 46 on the Plan of Resubdivision of Lot Nos. 45 and 46, Southampton, Phase 3, of record in Book 6200, Page 205, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to George Benton and Jamey Savdie (which is correctly spelled Savoie), by Warranty Deed from Ann Stockton Koepke, joined by her spouse, James A. Koepke, dated November 30, 2004 and recorded December 13, 2004, of record in Instrument No. 20041213-0148001, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **1237 Brenner Drive, Nashville, TN 37221**

BILL GARRETT, Davidson County
Trans:T20120031184 DEEDWARR
Recvd: 04/30/12 10:16 2 pgs
Fees:13.00 Taxes:732.60
20120430-0036516

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 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 **24th** day of **April, 2012.**

George Benton

Jamey Savoie Benton

Jamey Savoie Benton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **George Benton and Jamey Savoie Benton,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **24th** day of **April, 2012.**

Notary Public

My Commission Expires: 2/24/13

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.