WINDMILL TITLE, LLC
7103 BAKERS BRIDGE AVE., STE 103
BRENTWOOD, TN 37027
PHONE: 615-613-0483

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 51332
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Sean Benton Kelli M. Benton 215 Carden Avenue Nashville, Tennessee 37205	New owner

TAX MAP-PARCEL NUMBERS: 10413003200

BILL GARRETT, Davidson County
Trans:T20120039850 DEEDWARR
Recvd: 05/31/12 10:42 2 pgs
Fees:13.00 Taxes:2368.00
20120531-0047136

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$640,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary Barbee, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sean Benton and wife, Kelli M. Benton** 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 Lot No. 38 on the Map of Bransford Realty Company's Subdivision of Lots Nos. 8, 10, 11, 12 and part of Lot No. 9 in Block "E" of Lots Nos. 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and part of Lot No. 8 in Block "F" of Lots Nos. 6 to 23, inclusive, in Block "G" in the Whitland Realty Company's Subdivision, the plan of which is recorded in Book 547, page 53, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Mary Barbee, unmarried, by Warranty Deed from Timothy G. Niarhos and wife, Frances J. Niarhos, dated August 1, 2006 and recorded on August 2, 2006, of record in Doc. No. 20060802-0094271, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2012, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 547 page 53, said Register's Office.

This is improved property, known as: 215 Carden Avenue, Nashville, Tennessee 37205

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 29th day of May, 2012.

Mary Barbee

State of TENNESSEE
County of DAVIDSON

On this 29th day of May, 2012 , before me the undersigned authority, personally appeared Mary Barbee , 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.

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $640,000.00

Affiant

Sworn and subscribed before me this the 29th day of May, 2012

Notary Public

My Commission Expires: 7.25.12

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY