RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01891-1579

THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
ATTORNEYS AT LAW
130 Fourth Avenue South
P. O. BOX 40
FRANKLIN, TN 37065
Telephone (615) 790-2444
Fax (615) 790.2951

STATE OF TENNESSEE)
COUNTY OF WILIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $214,000.00.

Debbie A. Deadwyler
Affiant

Sworn to and subscribed before me this 24th day of May, 2012

Notary Public
My Commission Expires: May 16, 2015

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
James Clinton Benefield and Lauren Leigh-Nicole Benefield, husband and wife	101 North Haven Court	Owner	
101 North Haven Court			**172 04 0A 011.00**
Nashville, TN 37211	Nashville, TN 37211		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **Brooke L. Hobgood and J. Wesley Hobgood, wife and husband,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **James Clinton Benefield and Lauren Leigh-Nicole Benefield, husband and wife,** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot 11, Highlands of Brentwood, Phase One (formerly Brentwood Highlands), as shown on Plat of Record in Plat Book 9700, Page 857, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Brooke L. Hobgood and J. Wesley Hobgood, wife and husband, by Warranty Deed from Barbara D. Ackerman recorded June 25, 2008 in Instrument No. 20080625-0065371, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it,

Davidson County DEEDWARR
Recvd: 06/06/12 11:07 3 pgs
Fees:18.00 Taxes:791.80
20120606-0049402

applicable building and zoning regulations, such state of facts as an accurate survey would disclose, and all existing highway, roadway, and utility easements which lie on the premises.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 29th day of May, 2012.

Brooke L. Hobgood

J. Wesley Hobgood

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, CHELSEA LEIGH BROWN, the undersigned, a Notary Public, in and for said State and County, **Brooke L. Hobgood and J. Wesley Hobgood, wife and husband,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 29th day of May, 2012.

NOTARY PUBLIC

CHELSEA LEIGH BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 30 MARCH 2015

My Commission Expires: 30 MARCH 2015

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Lee Reynolds, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: June 14, 2015