Please Record and Return To:
Signature Title Services, LLC
505 East Main Street
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20120050136 DEEDWARR
Recvd: 07/09/12 09:39 2 pgs
Fees:13.00 Taxes:564.53
20120709-0059874

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is 152,575.00

Affiant

Subscribed and sworn to before me, this 28th day of June, 2012.

Notary Public

My commission expires: 8-20-14

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires August 20, 2014

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
KATHERINE A. BENTLEY **HELEN P. BENTLEY**	**SIERRA PACIFIC MORTGAGE**	**04111010600**
3920 DEVONSHIRE DRIVE	**50 IRON POINTE CIRCLE, STE. 200**	
NASHVILLE, TN 37207	**FOLSOM, CA 95630**	

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

RANDALL D CURRY and WIFE, PATRICIA A CURRY

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

KATHERINE A. BENTLEY, an unmarried woman and HELEN P. BENTLEY, an unmarried woman

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. 45 on the Plan of Section IV, Bellshire Estates, of record in Book 2133, Page 113, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING THE SAME PROPERTY CONVEYED TO RANDALL D CURRY AND WIFE, PATRICIA A CURRY BY WARRANTY DEED FROM WILLIAM S BRIDWELL, JR AND WIFE, JUDY W BRIDWELL DATED 04/28/89 AND RECORDED ON 05/08/89 IN BOOK 7835, PAGE 905, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as shown on the plat of record in Plat Book 2133, Page 113, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

Encroachments, of whatsoever kind or type, from/by the insured property and/or premises upon adjoining, adjacent or any other properties and/or premises encumbered by said encroachment, whether of record or visually discernable.

This is improved (__X__) unimproved (____) property known as 3920 DEVONSHIRE DRIVE, NASHVILLE, TN 37207.

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, their heirs and assigns forever; and we do covenant with 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 in 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 28th day of June, 2012.

RANDALL D CURRY

PATRICIA A CURRY

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, RANDALL D CURRY and PATRICIA A CURRY, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of June, 2012.

Notary Public

My Commission Expires: 8.20.14

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires August 20, 2014