Prepared by:
Tennessee Title & Escrow Affiliates, LLC
1000 Corporate Center Drive, Suite 125
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $89,900.00

Affiant

Subscribed and sworn to before me, this 31st day of July 2012

Notary Public
My commission expires: 01/07/2013

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20120057616 DEEDWARR
Recvd: 08/03/12 14:27 2 pgs
Fees:13.00 Taxes:332.63

20120803-0069189

Address of New Owner:	Send Tax Bills to:	Tax Information
James Miles Benefield 3501 Mays Street Nashville, TN 37211	Fidelity Bank d/b/a Fidelity Bank Mtg. 3 Corporate Square, Suite 700 Atlanta, GA 30329	133-1/261

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert Dmowski dba D.A.D. Home Improvements,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **James Miles Benefield and wife, Bethany G. Benefield,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 447 on the Plan of Sunrise Heights Second Plan of record in Plat Book 421, Page 46, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Robert Dmowski d/b/a D.A.D. Home Improvements by Deed from Equity Trust Company Custodian f/b/o Kevin Seats IRA of record at Instrument No. 20110823-0065190, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 3501 Mays Street, Nashville, TN 37211

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this the 31st day of July, 2012.

Robert Dmowski dba D.A.D Home Improvements
Robert Dmowski dba D.A.D Home Improvements
by Mirtha Dmowski Attorney
M fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mirtha Dmowski**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she is the attorney-in-fact for **Robert Dmowski dba D.A.D. Home Improvements** and who further acknowledged that she executed the within instrument for the purposes therein contained by signing her name as the attorney-in-fact for **Robert Dmowski dba D.A.D. Home Improvements.**

Witness my hand and official seal at Franklin, Tennessee, this the 31st day of July, 2012.

M. Kristin Selph
Notary Public

M. KRISTIN SELPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission expires: 3-21-2016

FILE NO: 2012072185