THIS INSTRUMENT PREPARED BY: **Jennifer S. Ghanem, Esq.** **The Row Realty & Title, LLC** **700 12th Avenue South, Suite 302** **Nashville, TN 37203** BILL GARRETT, Davidson County Trans:T20120073802 DEEDWARR Recvd: 10/01/12 10:09 2 pgs Fees:13.00 Taxes:1554.00 20121001-0088949	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$420,000.00~~ Affiant Subscribed and sworn to before me, this 28th day of September, 2012. Notary Public My Commission Expires: 3/14/16

WHITNEY LEHMAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Jim and Meredith Benton 200 Woodmont Circle Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116-08-0-030.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **George Ziady and Nicole Louis Ziady, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jim Lewis Benton and Meredith Sullivan Benton, husband and wife** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Map of J.A. Stevens Resubdivision of Lot Nos. 29 through 34, and 49 through 54, inclusive, in the Kenner Manor Land Company's Second Subdivision, as of record in Plat Book 547, page 134, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 2 fronts 75 feet on the northerly side of Kenner Avenue and runs back 253 feet on its westerly side and 288 feet on the easterly line, to the southerly margin of a 10 foot strip measuring 53 feet thereon.

Being the same property conveyed to GEORGE ZIADY, by deed from MARCY L. THROOP, of record on May 15, 2008 at Instrument No. 20080520-0051692, said Register's Office.

This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Matters shown on the Plan of record as Plat Book 547, page 134, said Register's Office.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

This is improved property located at 200 Woodmont Circle, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors, heirs and assigns, forever.

And Grantor covenants that he has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 28th day of September, 2012.

George Ziady

Nicole Louis Ziady

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **George Ziady and Nicole Louis Ziady, husband and wife,** the Grantors, with whom I am personally acquainted (or proved to me in 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 office this 28th day of September, 2012.

Notary Public
My Commission Expires: _____

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2014