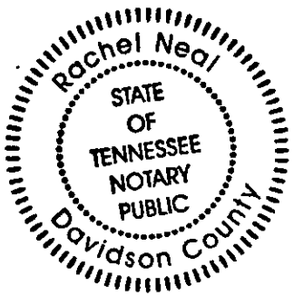
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF OCTOBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 07/08/13

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Daniel B. Benefield | New Owner | Map 146-11 |
| (NAME) | (NAME) | Parcel 105 |
| 5036 Stillwood Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37220 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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 ACKNOWLEDGED, WE, **BENJAMIN MARTIN BENTLEY AND WIFE, MARY KATHERINE BENTLEY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL B. BENEFIELDAND LINDSEY W. BENEFIELD, HUSBAND AND WIFE,** 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. 168 on the Plan of Section One, Revised Crieve Hall Estates, of record in Plat Book 1835, pages 122 – 124, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Benjamin Martin Bentley and Mary Katherine Bentley, husband and wife, by deed from Evelyn T. Kimbrough, unmarried, of record in Instrument #20100915-0073380, said Register's Office.

This conveyance is subject to (a) 2012 real property taxes; and (b) all matters appearing on the plan of record in Book 1835, pages 122-124, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5036 Stillwood Drive, Nashville, Tennessee 37220

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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.

BILL GARRETT, Davidson County
Trans:T20120080227 DEEDWARR
Recvd: 10/23/12 08:56 2 pgs
Fees:13.00 Taxes:950.90
20121023-0096832

Witness our hands this 19 day of October, 2012.

Benjamin Martin Bentley

Mary Katherine Bentley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Benjamin Martin Bentley and Mary Katherine Bentley, the bargainor, with whom I am personally acquainted or proved to me on 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 Nashville, Tennessee this 19 day of October, 2012.

Commission expires:

Notary Public

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013