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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Rd**<br>**Suite 203A**<br>**Nashville, Tennessee 37215**<br><br>**CRT File No. 12102261** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is geater, for this transfer is: $234,900.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this20th day of November, 2012.<br><br>Notary Public<br>My Commission Expires: |

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

BILL GARRETT, Davidson County
Trans:T20120089513 DEEDWARR
Recvd: 11/26/12 09:23 2 pgs
Fees:13.00 Taxes:869.13
20121126-0107941

# WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Bryan S. Benjamin and Abbey R. Benjamin<br>6320 Percy Drive<br>Nashville TN 37205 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>129-12-9.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David P. Keedy and wife, Vicki L. Keedy** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bryan S. Benjamin and wife, Abbey R. Benjamin** ("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 198, SECTION 1, WARNER PARK VALLEY, as shown on plat of record in Plat Book 3600, Pages 12-14, 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 David P. Keedy and wife, Vicki L. Keedy by Warranty Deed from Glenda W. Stewart, unmarried recorded on the 21st day of October, 2004 in Instrument No. 20041021-0126888, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 1, WARNER PARK VALLEY, as recorded in Plat Book 3600, Page(s) 12-14.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 3466, Page 89 amended in Book 3577, Page 511 and Book 3702, Page 465.

This is improved property located at 6320 Percy Drive Nashville TN 37205.

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

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant

and forever defend the title to said real estate to Grantees, its 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**, Grantor has executed this instrument on this 20th day of November, 2012.

David P. Keedy

Vicki L. Keedy by David P. Keedy Attorney in Fact

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David P. Keedy, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of November, 2012

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **David P. Keedy,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Vicki L. Keedy,** the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 20th day of November, 2012.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014