STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $~~[illegible]~~ $630,000.00

Affiant

Subscribed and sworn to before me, this the 3-4-13

Notary Public

My commission expires: 1-9-14

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BOX 50-B

~~PREPARED BY:~~ RETURN TO: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE, TN 37203

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kimberly Lang	DOVON MUCHIC MORTGAGE	MN 104-13
215 Carden	1. CORPORATE Dr #360	PARW 32
Nashville, TN 37205	LAKE ZURICH, IL 60047	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Sean Benton, and wife Kelli M. Benton

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kimberly B. Lang and husband, Robert Lang (also known as Robert J. Lang)

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 38 on the Map of Bransford Realty Company's Subdivision of Lots Nos. 8, 10, 11, 12 and part of Lot No. 9 in Block "E" of Lots Nos. 6, 7, 9, 10, 11, 12, 13 , 14, 15, 16, 17, 18, 19 and part of Lot No. 8 in Block "F" of Lots Nos. 6 to 23, inclusive, in Block "G" in the Whitland Realty Company's Subdivision, the plan of which is recorded in Book 547, Page 53, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.Being the same property conveyed to Sean Benton, and wife Kelli M. Benton by Deed from Mary Barbee, unmarried of record at Instrument No. 20120531-0047136, Register's Office for Davidson County, Tennessee, dated May 29, 2012 ~~and recorded on <%e%>~~.Being the same property conveyed to Mary Barbee, unmarried by deed from Timothy G. Niarhos and wife Frances J. Niarhos of record in Instrument 20060802-0094271, Register's Office for Davidson County, Tennessee, dated August 1, 2006.

This conveyance is subject to all covenants, conditions, restrictions, easements, agreements, planning documents and other matters of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 215 Carden, Nashville, TN 37205.

BILL GARRETT, Davidson County
Trans:T20130023105 DEEDWARR
Recvd: 03/21/13 11:03 2 pgs
Fees:13.00 Taxes:2331.00

20130321-0027999

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; and we do covenant with the said GRANTEE(S) 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 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/OUR HANDS EFFECTIVE AS OF :

Sean Benton by Ryan Rafoth ATT
Sean Benton, by Ryan Rafoth, his Attorney-in-Fact

Kelli M. Benton by Ryan Rafoth ATT
Kelli M. Benton, by Ryan Rafoth, her Attorney-in-Fact

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Sean Benton and Kelli M. Benton, the within named Grantor(s), 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 the .

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT

Personally appeared before me, a Notary Public of said County and State, Ryan A. Rafoth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Sean Benton ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the .

My Commission Expires: 6-5-16

Notary Public

DORA L. MOBLEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT

Personally appeared before me, a Notary Public of said County and State, Ryan A. Rafoth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Kelli M. Benton ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the .

My Commission Expires: 6-5-16

Notary Public

DORA L. MOBLEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY