BOX #14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130032575 DEEDWARR
Recvd: 04/22/13 08:38 2 pgs
Fees:13.00 Taxes:1295.00
20130422-0039422

State of Tennessee)
County of Davidson)

G#24824-2

The actual consideration or value, whichever is greater, for this transfer is **$350,000.00.**

Affiant

Subscribed and sworn to before me, this the 19th day of April, 2013.

Notary Public

My commission expires: _____
(AFFIX SEAL)

LISA C. WOODRUFF
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires September 23, 2014

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Harlan Dodson and Margaret Behm	**"New Owners"**	**10509040800**
1310 Sixth Avenue North		
Nashville, TN 37208		

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

Charles Day and Evalina Day, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Harlan Dodson and Margaret Behm, as tenants by the entirety

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 the easterly 60 feet of Lot No. 40 on the Waverly Land Company's Plan of Lots, called Waverly Place, as of record in Book 57, Page 95, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the northerly margin of Arthington Avenue (now known as Benton Avenue) at a point 160 feet East from the easterly margin of 10th Avenue South, formerly Jowett Avenue; thence, with the northerly margin of Arthington Avenue (Benton Avenue), eastwardly 60 feet to the corner of Lot Nos. 40 and 42; thence, northwardly with the line between said two Lots 218 feet to the southerly margin of an alley; thence, with the southerly margin of said alley westwardly 50 feet; thence, southwardly 217 feet, more or less, to the BEGINNING.

BEING the same property conveyed to Charles Day and Evalina Day, husband and wife, by Warranty Deed dated December 20, 2007, from Music City Real Estate, LLC, and Wayne P. Gallavin, Trustee of the Tennessee Landtrust, as tenants-in-common without rights of survivorship, holding 2/3 and 1/3 undivided interests respectively, of record in Instrument No. 20071231-0148726, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 57, Page 95, Register's Office for Davidson County, Tennessee; and,

2) Taxes for the current year which have been prorated and assumed by the Grantees herein and subsequent years, not yet due and payable.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

This is improved property, known as: 926 Benton Avenue, Nashville, TN 37204.

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 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.

Witness my/our hand(s) this 18 day of **April, 2013.**

Charles Day

Evalina Day

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Charles Day and Evalina Day, husband and wife,** the within named sellers, 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 18 day of **April, 2013.**

My Commission Expires: 2/13/17

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY