WARRANTY DEED

TRICIA BALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, ~~$410,000.00~~

Affiant

Subscribed and sworn to before me this 28th day of June, 2013

Notary Public
My Commission expires: Sept. 9, 2013
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
David Benton	new owner	132-01-0-022.00
1019 Woodvale Drive		
Nashville, TN 37204		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Richard J. Harris, unmarried,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **David Benton and Tisha Benton, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being parts of Lots 19 and 20 of Block 20 on the plan of College Park, of record in Book 843, page 29, Register's Office for Davidson County, Tennessee, described partly according to a survey made by S.R. Sanford, Jr., Civil Engineer, June 6, 1939, as follows:

Beginning at a point on the southerly margin of Woodvale Drive, 123 feet 6 inches westerly from the westerly margin of the Old Glendale car Line right-of-way, said point being also 123 feet 6 inches from the northeast corner of said Lot No. 19; thence, with the southerly margin of said Drive, westwardly 100 feet to a point 110 feet easterly from the common corner of Lots Nos. 18 and 19 on the said Plan; thence, southwardly 167.5 feet; thence, westerly 80 feet to a point 70 feet 5/8 inch westerly from the westerly margin of said Old Glendale Car Line right-of-way; said point being also 70 feet 5/8 inch westerly from the southeast corner of said Lot No. 20; thence northwardly 167-2/3 feet, more or less, to the beginning.

Being the same property conveyed to Cornerstone Community Reinvestment, LLC by deed from Steve Knight dba Middle Tennessee Properties, on December 4, 2009, of record in Instrument Number 20091217-0114872, Register's Office for Davidson County, Tennessee. And further conveyed to CB Investments, LLC, by Quitclaim Deed from Cornerstone Community Reinvestment, LLC on September 14, 2010 of record in Instrument Number 20100917-0074242, said Register's Office. And further conveyed to Richard J. Harris by Quitclaim Deed from CB Investments, LLC of record in Instrument Number 20111207-0095375, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 843, page 29, Register's Office Davidson County, Tennessee.

This is improved property known as: **1019 Woodvale Drive, Nashville, TN 37214**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this June 28, 2013.

BILL GARRETT, Davidson County
Trans:T20130056402 DEEDWARR
Recvd: 07/02/13 15:18 2 pgs
Fees:13.00 Taxes:1517.00
20130702-0068481

Richard J. Harris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Richard J. Harris** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 28, 2013

My commission expires 7/6/15

Notary Public

