This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130087792 DEEDWARR
Recvd: 10/10/13 12:09 2 pgs
Fees:13.00 Taxes:617.90
20131010-0106479

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater is $167,000.00.

Affiant

Subscribed and sworn before me this the 27th day of September, 2013.

Notary Public
My commission expires: 1-11-17

STEPHANIE MCPEAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Cassandra R. Benford 1657 Comanche Run Madison, TN 37115	new owner	53-14A-83

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KATHRYN JOAN RAYBURN AND RYAN P. RAYBURN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CASSANDRA R. BENFORD, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being lot No. 71 on the plan of The Woods of Neely's Bend , Phase 2, of record in Instrument No. 20050707-0078328, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Kathryn Joan Rayburn, a married woman, by QuitClaim Deed from Kathryn Joan Rayburn f/k/a Kathryn J Parker, a married woman who acquired title as unmarried herein joined by her spouse Ryan P Rayburn, dated August 5, 2013 of record in Instrument No. 20130822-0088875, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 1657 Comanche Run, Madison, TN 37115.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 27th day of September, 2013.

Kathryn Joan Rayburn

Ryan P. Rayburn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kathryn Joan Rayburn and Ryan P. Rayburn, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of September, 2013.

My commission expires: 9/9/14

Notary Public

CAVAN K. MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY