This instrument prepared by: John F. Morreale, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 6day of Nivember , A.D., 20 13, by and between

Daniel B. Benefield and Lindsey W. Benefield Husband and wife

First Parties, and

James A. Garrett Jr. single man

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ---------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 168 ON THE PLAN OF SECTION ONE, REVISED CRIEVE HALL ESTATES, OF RECORD IN PLAT BOOK 1835, PAGES 122-124, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO DANIEL B. BENEFIELD AND LINDSEY W. BENEFIELD, HUSBAND AND WIFE, BY DEED FROM BENJAMIN MARTIN BENTLEY AND WIFE, MARY KATHERINE BENTLEY DATED OCTOBER 19, 2012 FILED OF RECORD IN INSTRUMENT NO. 20121023-0096832, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

OWNER:
James A. Garrett Jr.
5036 Stillwood Dr
Nashville, TN 37220

RESPONSIBLE TAXPAYER:
New Owner

BILL GARRETT, Davidson County
Trans:T20130102385 DEEDWARR
Recvd: 12/05/13 15:49 2 pgs
Fees:13.00 Taxes:998.63
20131205-0124169

CLT# MTP 146110105DO

MR-PA-243436

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

x _____
Daniel B. Benefield

x _____
Lindsey W. Benefield

✓STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Daniel B. Benefield and Lindsey W. Benefield Husband and wife, 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, at office, this 6th day of November, 20 13.

✓ Robin Hornsby Notary Public

My Commission Expires: August 23, 2016

ROBIN HORNSBY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TE My Commission Expires AUG. 23, 2016

I hereby swear or affirm that, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 269,900.00. Affiant _____.

Subscribed and sworn to before me this 3 day of December, 20 13.

My Commission Expires: _____

RACHEL NEAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

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