THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31523-11-2013**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $370,000.00. Affiant Subscribed and sworn to before me this 13th day of December, 2013. Notary Public My Commission Expires:

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9 2014

WARRANTY DEED

Address New Owner: William H. Benesh and Ann M. Benesh 7521 Oakhaven Trace Nashville, TN 37221	**Send Tax Bills To:** Wells Fargo Bank N.A. 2701 Wells Fargo Way Minneapolis, MN 55467-8000	**Tax Information:** Map and Parcel No.: 114 070 01500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Janet L. White, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William H. Benesh and Ann M. Benesh**, Husband and Wife ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7521 Oakhaven Trace, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20130105365 DEEDWARR
Recvd: 12/18/13 10:57 3 pgs
Fees:18.00 Taxes:1369.00
20131218-0127826

IN WITNESS WHEREOF, Grantor has executed this instrument on the 13th day of December, 2013.

Janet L. White

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Janet L. White**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of December, 2013.

Notary Public

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

My Commission Expires: 11/6/17

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Oakhaven Subdivision, Section 2, of record in Plat Book 9700, page 365, amended in Book 10902, page 957, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Janet L. White, unmarried, by deed dated January 27, 2012, from Daniel W. Phifer and wife, Lynn Phifer, of record in Instrument No. 20120130-0008211, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 114 070 01500.
2. Declaration of Covenants, Conditions and Restrictions for Oakhaven of record in Book 10353, page 676, amended in Instrument No. 20020130-0013213, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 9700, page 365, amended in Book 10902, page 957, Register's Office for Davidson County, Tennessee.