WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140000697 DEEDWARR
Recvd: 01/03/14 15:30 3 pgs
Fees:18.00 Taxes:1332.00

20140103-0000914

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF DECEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-2-2016
(AFFIX SEAL)

Angela K. Robertson
State of Tennessee
Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Joshua Hunter	Same As New Owner	Map 105-12
(NAME)	(NAME)	
110 Lauderdale Road		Parcel 221.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BONNIE BENEKE, BARBARA JO BENEKE, BEVERLEY BENEKE KING, AND MARGARET BENEKE CRIGHTON** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSHUA HUNTER, unmarried,** 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 Lot No. 17 of Block "B" on the Map of Cherokee Park, Section 2, of record in Book 547, pages 175 and 176, Register's Office for Davidson County, Tennessee, further described as follows:

Said Lot fronts 60 feet on the east side of Lauderdale Road and runs back between lines, 169.14 feet on the north line and 165 feet on the south lines to a dead line in the rear,.

Being the same property conveyed to Martha Rita Beneke by Warranty Deed from Clifton H. Green and wife, Geralee R. Green, filed for record on October 18, 1955 in Book 2454, page 303, Register's Office for Davidson County, Tennessee. Martha Rita Beneke died leaving the said property in her Last Will and Testament to her son, William M. Beneke, filed of record in Book 9645, page 693, said Register's Office. William Murphy Beneke died leaving his interest in said property to his wife, Ann Campion Beneke, Probate Docket #OOP-1602, Probate Court, Davidson County, Tennessee. Ann Campion Beneke died and in her Last Will and Testament devised the property to her children, Bonnie Beneke, Barbara Jo Beneke, Beverley Beneke King and Margaret Beth Beneke Todd, in Probate Docket #01P-78, Probate Court, Davidson County, Tennessee. Margaret Beth Beneke Todd now goes by the name of Margaret Beneke Crighton.

unimproved ☐

This is improved ☒ property, known as **110 Lauderdale Road, Nashville, TN 37205**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with 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 our hands this 31st day of December, 2013.

Beverley Beneke King

Bonnie Beneke

Margaret Beneke ~~Crighton~~ Crichton (MBC)

Barbara Jo Beneke

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, **Bonnie Beneke**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of December, 2013.

Commission expires: 5/20/14

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, **Barbara Jo Beneke**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of December, 2013.

Commission expires: 5/20/14

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF KENTUCKY
COUNTY OF Jefferson

Personally appeared before me, the undersigned, of said County, **Beverley Beneke King**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Nashville~~, ~~Tennessee~~ Louisville, Kentucky this 30th. of December, 2013.

Commission expires:
September 27th, 2014

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, **Margaret Beneke ~~Crighton~~ Crichton** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of December, 2013.

Commission expires: 5/2/14

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public