BILL GARRETT, Davidson County
Trans:T20140007901 DEEDWARR
Recvd: 02/04/14 09:07 2 pgs
Fees:13.00 Taxes:547.60
20140204-0009646

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00.

Michelle McQueen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF January, 2014.

Notary Public
MY COMMISSION EXPIRES
File No. G13-8146D

GREGG W. CLARKE NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY My Commission Expires December 5, 2017

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Cortney Walker, an unmarried woman (NAME)	(NAME) Acapia, LLC	25-3-25
449 Moncrief Avenue (STREET ADDRESS)	(STREET ADDRESS) 306 Northcreek Blvd. Ste. 100	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP) Goodlettsville, TN 37072	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Kirsten O'Rourke and Jesse Benfield, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cortney Walker, an unmarried woman,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Being part of Lot Nos. 52 and 53 on the revised map of Moncreif Subdivision of the northerly part of the Allen Mathes lands at Goodlettsville, Tennessee.

Said part of Lot Nos. 52 and 53 front together 200 feet on the west side of Moncreif Avenue and run back along the northerly margin of Lot No. 52, 361 feet, more or less, to a point, and run back along he southerly line of Lot No. 53, 373 feet, more or less, to a point and shows 200 feet on the rear line.

BEING the same property conveyed to Kirsten O'Rourke, an unmarried woman and Jesse Benfield, an unmarried man from Kirsten O'Rourke, an unmarried woman, by Quit Claim Deed dated November 17, 2008, as Instrument No. 20081125-0115584, in the Register's Office for Davidson County, Tennessee.

Kirsten O'Rourke and Jesse Benfield are now married.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Easement for sanitary sewers as recorded in Book 4468, page 358, Register's Office for Davidson County, Tennessee.

The 2013 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

The signature of Jesse Benfield is signed by her duly appointed Attorney-in-fact Kirsten O'Rourke, pursuant to the Power of Attorney recorded in Instrument #_____, said Register's Office.

This is improved property, known as 449 Moncrief Avenue, Goodlettsville, TN 37072.

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. Whenever 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/our hand(s) this 17th day of January, 2014.

Kirsten O'Rourke — January 17, 2014 Date

JESSE BENFIELD

By: Jesse Benfield by Kirsten O'Rourke — January 17, 2014 Date
Kirsten O'Rourke, Attorney-in-Fact

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Kirsten O'Rourke , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 17th day of January, 2014.

My Commission Expires: 3/31/14

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Kirsten O'Rourke, Attorney-in-Fact for Jesse Benfield, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 17th day of January, 2014.

My Commission Expires: 3/31/14

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066