WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140030084 DEEDWARR
Recvd: 05/02/14 08:46 2 pgs
Fees:13.00 Taxes:606.06
20140502-0037080

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,800.00

Coleen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2014.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

KAY M. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 07/17/2015

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rachel M. Hayes & Robert A. Benshoof	New owner	082-07 38.00
(NAME)	(NAME)	
829 North 2nd Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **C & D Rental Properties, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rachel M. Hayes, unmarried and Robert A. Benshoof, 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. 121, in Dr. V.S. Lindsley's Addition to East Nashville, as of record in Book 57, page 25, Register's Office for said County

Said Lot No. 121 fronts 50 feet on the east side of North Second Street and extends back between parallel lines 174 ½ feet to an alley.

BEING the same property conveyed to C & D Rental Properties, LLC, by Special Warranty Deed from US Bank National Association, as Trustee for Bear Stearns ABS 2006-AC2, dated January 25, 2011, of record in Instrument No. 20110217-0013422, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2014, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 57, page 25; of record in the Register's Office for Davidson County, Tennessee.

*as Tenants in Common with the Right of Survivorship

unimproved ☐

This is improved ☒ property, known as 829 North 2nd Street, Nashville, TN 37207
(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 my hand this 29th day of April, 2014.

C & D Rental Properties, LLC

SEC

By: David Hicks
Its: Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **David Hicks**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon this oath acknowledged himself to be the Secretary of C & D Rental Properties, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of C & D Rental Properties, LLC, a Tennessee limited liability company by **David Hicks** as such Secretary.

Witness my hand and official seal at Franklin, Tennessee, this 29th day of April, 2014.

Notary Public

My Commission Expires:

