Return To
Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140040010 DEEDWARR
Recvd: 06/06/14 11:34 2 pgs
Fees:13.00 Taxes:395.90
20140606-0049437

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $107,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 4TH DAY OF JUNE, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Dec 20, 2015

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-R6319 BENSHOOF

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Robert A. Benshoof and Rachel M. Hayes	SAME	092-10-0-257.00
916 14th Avenue South		
Nashville, TN 37212		

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 HEREBY ACKNOWLEDGE, WE,

PATRICK SCOTT MUNN, A SINGLE PERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ROBERT A. BENSHOOF, A SINGLE PERSON AND RACHEL M. HAYES, A SINGLE PERSON AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP

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:

Being the Westerly 45 feet of Lot No. 5, on the Plan of M. S. Pilcher's resubdivision of Block "D" in M. B. & M. S. Pilcher's resubdivision, of record in Book 57, Page 151, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description. Said Westerly part of Lot No. 5 fronts 45 feet on the Southerly side of Craft Avenue, formerly Short Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Patrick Scott Munn, a single person by Warranty Deed from Jeanne M. Haywood, recorded on the 16th day of August, 2006 in Instrument No. 20060816-0101114, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 57, Page(s) 151, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property known as 2711 Delaware Avenue, Nashville, TN 37209

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 4th day of June, 2014.

Patrick Scott Munn by: J. Carlton Drumwright, Attorney in Fact

Patrick Scott Munn

By: J. Carlton Drumwright, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in a for said County and State, personally appeared J. Carlton Drumwright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Patrick Scott Munn for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Patrick Scott Munn.

Witness my hand and official seal at Brentwood, Tennessee, this 4th day of June, 2014.

Notary Public

My Commission Expires: _____

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Dec 20, 2015

File #: 14-R6319 BENSHOOF

RECORD & RETURN TO:

VANDERPOOL, PEARMAN & DRUMWRIGHT

256 SEABOARD LANE, SUITE G104

FRANKLIN, TN 37067