Warranty Deed

BILL GARRETT, Davidson County Trans:T20140042244 DEEDWARR Recvd: 06/16/14 09:12 2 pgs Fees:13.00 Taxes:808.45 20140616-0052086	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $218,500.00. Affiant Subscribed and sworn to before me, this the 12th day of June, 2014. Notary Public My commission expires: 10/18/16

SHARON KELLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Clarence Marcus Benford	SunTrust Mortgage	051110A00200
303 Wellington Ct.	901 Semmes Ave.	~~051/11A-002.00CO~~
Madison, TN 37115	Richmond, VA 23224	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JIMMIE KILLINGSWORTH AND BRENDA KILLINGSWORTH, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CLARENCE MARCUS BENFORD, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS 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. 303 on the Plan of Wellington Square, of record in Plat Book 6250, Page 675, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

~~Being the same property conveyed to Oscar R. Stone, Jr. and wife, Barbara W. Stone by Warranty Deed from David L. Huggins and wife, Almagene L. Huggins, of record in Book 8659, Page 398, Register's Office for Davidson County, Tennessee, dated June 11, 1992 and recorded on June 24, 1992. The said Oscar R. Stone, Jr. having since died. The said Barbara W. Stone remarried and is now known as Barbara Harper.~~

Being the same property conveyed to Jimmie Killingsworth and wife, Brenda Killingsworth by Warranty Deed from Barbara Harper, married FKA Barbara W. Stone, of record in Instrument No. 20130702-0068263, Register's Office for Davidson County, Tennessee, dated June 25, 2013 and recorded on July 2, 2013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 303 Wellington Ct., Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 12th day of June, 2014.

Jimmie Killingsworth

Brenda Killingsworth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jimmie Killingsworth and Brenda Killingsworth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12th day of June, 2014.



Notary Public