WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140057170 DEEDWARR
Recvd: 08/05/14 15:44 3 pgs
Fees:18.00 Taxes:703.00
20140805-0070440

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Elizabeth C. Devine
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF July, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth Devine	NEW OWNER	142090H02200CO
(NAME)	(NAME)	
9149 Sawyer Brown Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **Albert G. Benneyworth, Stephen R. Benneyworth, David L. Benneyworth and Charles E. Benneyworth, Co-Trustees of the Testamentary Trust created under the Last Will and Testament of George Edward Bivins, Sr. for the Benefit of Dorothy Benneyworth, Grantors**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elizabeth Devine, 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 Unit No. 9149, together with carport designated 9149-C, on the Final Plat of River Plantation, Phase I - Section IX, of record in Plat Book 7900, Page 98, and as established by the Master Deed of record in Book 8061, Page 341, as amended in Book 9326, Page 713 and in Instrument 200411240140994, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete description of said Unit.

Being the same property conveyed to Third National Bank Trustee under the will of George Bivens for the benefit of Dorothy Benneyworth by Warranty Deed dated from Haury and Smith Contractors, Inc. of record in Book 8323, Page 918, Register's Office for Davidson County, Tennessee. Therefore, pursuant to an "order changing trustee" entgered in the case of TUW (Trust Under Will) of George Edward Bivins, Sr. in the Probate Court for Davidson County, Tennessee under docket number 75556, Third National Bank in Nashville was allowed to resign as the Trustee under the Testamentary Trust created un the Last Will and Testament of George Edward Bivins, Sr., for the benefit of Dorothy Benneyworth; and Albert G. Benneyworth, Stephen R. Benneyhworth, David L. Benneyworth and Charles E. Benneyworth were substituted as Co-Trustees of the aforesaid Trust; and being the same property conveyed to Albert G. Benneyworth, Stephen R. Benneyworth, David L. Benneyworth and Charles E. Benneyworth, as successor Co-Trustees of the Testamentary Trust created under the will of George Bivins for the benefit of Dorothy Benneyworth by QuitClaim Deed dated March 18, 1992 from Third National Bank Trustee under the will of George Bivens for the benefit of Dorothy Benneyworth of record in Book 8582, Page 560, Register's Office for Davidson County, Tennessee

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☒

This is improved ☐ property, known as **9149 Sawyer Brown Road, Nashville, TN 37221**

(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 July 30, 2014.

David L. Benneyworth, CO-TRUSTEE
by Albert H Benneyworth, ATTY IN FACT
David L. Benneyworth, Co-Trustee
By: Albert G. Benneyworth, Attorney in Fact

By: Albert H Benneyworth, CO-TRUSTEE
Albert G. Benneyworth, Co-Trustee

Charles E Benneyworth, CO-TRUSTEE
by Albert H Benneyworth ATTY IN FACT
Charles E. Benneyworth, Co-Trustee
By: Albert G. Benneyworth, Attorney in Fact

Stephen R Benneyworth, CO-TRUSTEE
by Albert H Benneyworth, ATTY IN FACT
Stephen R. Benneyworth, Co-Trustee
By: Albert G. Benneyworth, 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 Albert G. Benneyworth, Co-Trustee, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument in his capacity as Co-Trustee for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this July 30, 2014.

Commission expires: 7/6/2015

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Albert G. Benneyworth with whom I am personally acquainted, and who, upon his/her oath, acknowledged himself/herself to be the Attorney-in-Fact for the within named Stephen R. Benneyworth and being authorized to act on behalf of said person he/she executed the foregoing instrument as his free act and in his capacity as Co-Trustee for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this July 30, 2014.

Commission expires: 7/6/2015

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Albert G. Benneyworth with whom I am personally acquainted, and who, upon his/her oath, acknowledged himself/herself to be the Attorney-in-Fact for the within named David L. Benneyworth and being authorized to act on behalf of said person he/she executed the foregoing instrument as his free act and in his capacity as Co-Trustee for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this July 30, 2014.

Commission expires: 7/6/2015

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Albert G. Benneyworth with whom I am personally acquainted, and who, upon his/her oath, acknowledged himself/herself to be the Attorney-in-Fact for the within named Charles E. Benneyworth and being authorized to act on behalf of said person he/she executed the foregoing instrument as his free act and his capacity as Co-Trustee for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this July 30, 2014.

Commission expires: 7/6/2015

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