BILL GARRETT, Davidson County
Trans:T20140058578 DEEDWARR
Recvd: 08/11/14 11:03 2 pgs
Fees:13.00 Taxes:645.65
20140811-0072100

Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF August, 2014.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 11-3-15
(AFFIX SEAL)

BROOKE SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian and Elleena Benson 1119 Fitzpatrick Road Nashville, TN 37214	First Liberty 9520 Ormsby Station Rd, Ste 20 Louisville, KY 40223	108-04-0-A-77.00 CO

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 acknowledged, we,

Chad W. Price and wife, Christa C. Price

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

*~~Charles B. Benson~~ **and Elleena M. Benson, husband and wife**
*Charles B. Benson, II and

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. 22 on the Plan of Villages of Larchwood, Section II, Phase II of record in Plat Book 9700, Page 627, Register's Office for Davidson County, to which reference is made for a more complete description.

Being the same property conveyed to Chad W. Price and Christa C. Price, husband and wife by Deed from Jennifer C. Smart, unmarried and Lillian D. Smart, unmarried dated November 30, 2006 of record in Instrument Number 200612040148898, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2014 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 9700, Page 627, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in 10715, Page 162 amended Book 10940, Page 499, and Annexation of record in Book 11448, Page 741 and Instrument Number 200106250067106 Register's Office for Davidson County, Tennessee
4) Property is subject to Home Owners Association Charter of record in Book 10715, Page 160, said Register's Office
5) Property is subject to conveyance for open space of record in Book 10715, Page 160, said Register's Office.
6) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **1119 Fitzpatrick Road, Nashville, TN 37214**
(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 our hand(s) this 1st day of August, 2014.

Chad W. Price

Christa C. Price

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Chad W. Price and Christa C. Price, with whom I am personally acquainted, (or who 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, at office, this 1st day of August, 2014.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076