(2)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140067798 DEEDWARR
Recvd: 09/11/14 12:35 2 pgs
Fees: 13.00 Taxes: 1665.00
20140911-0083337

CONNIE L. TIMBS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 2-3-2015
(AFFIX SEAL)

RETURN TO & THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Coleman	Quicken Loans, Inc.	06209006700
(NAME)	(NAME)	
2301 Pennington Bend Road	1050 Woodward Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Detroit, MI 48226	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20141301

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, **I, WILLIAM R. BENSON, UNMARRIED**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **JAMES R. COLEMAN AND TERESA L. COLEMAN, HUSBAND AND WIFE**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lots No. 24 and 25 on the Map of River View Subdivision, as of record in Plat Book 547, pages 93, 94 and 95, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Said Lot No. 24 fronts 50 feet on the Westerly side of Riverview Avenue, now known as Pennington Bend Road and runs back 160 feet on the Southerly line and 165 feet on the Northerly line to the low water mark of the Cumberland River measuring 49.8 feet thereon.

Said Lot No. 25 fronts 50 feet on the Westerly side of Riverview Avenue, now known as Pennington Bend Road and runs back 165 feet on the Southerly line and 170 feet on the Northerly lint to the low water mark of the Cumberland River measuring 49.9 feet thereon.

BEING all of the same property conveyed to William R. Benson and Tara E. Snow, joint tenants with right of survivorship by Warranty Deed from William L. Piper and wife, Vivian Piper, dated April 7, 2004 and filed of record in Instrument 20040412-0040966, Register's Office for Davidson County, Tennessee. The said William R. Benson and Tara E. Snow were married and subsequently divorced. Tara E. Snow became known as Tara E. Benson. Pursuant to Divorce Decree appearing of record in Instrument 20080215-0015193, subject premises was divested out of Tara E. Benson and vested in William R. Benson.

unimproved ☐

This is improved ☒ property, known as 2301 Pennington Bend Road, Nashville, TN 37214-1017

(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 I do covenant with the said GRANTEES that I am 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 do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 8th day of September, 2014.

William R. Benson

STATE OF ARKANSAS

COUNTY OF GRANT

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within William R. Benson, the bargainor(s), 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 for the purposes therein contained.

Witness my hand and official seal this 5th day of August, 2014.

Commission expires: Apr. 16, 2017

Notary Public

PHILLIP ANTHONY KIRKPATRICK
Arkansas - Grant County
Notary Public - Comm# 12359569
My Commission Expires Apr 16, 2017