WARRANTY DEED

MELANIE HARPER
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

G-PP-14-4336

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 1/19/15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Carly M. Guerino	First Bank	
(NAME)	(NAME)	
4336 Chesney Glen Drive	3500 Blue Lake Dr	**087010A03000CO**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Birmingham, AL 35243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **LEVI P. BENSON, AN UNMARRIED MAN,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CARLY M. GUERINO, A SINGLE PERSON,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 81, SECTION 1B. CHESNEY GLEN, as shown on plat of record in Plat Book 9700, Page 289, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Levi P. Benson, an unmarried man by Warranty Deed from Barbara C. Madore, an unmarried woman, recorded on the 2nd day of June, 2010 in Instrument No. 20100602-0042554, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 1B, CHESNEY GLEN, as recorded in Plat Book 9700, Page(s) 289 and Boundary Plat recorded in Plat Book 9700, Page 215.
- Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Book 10278, Page 279, Book 10449, Page 215, Book 10449, Page 217, Book 10469, Page 924, Book 10528, Page 73, Book 10640, Page 944 and Book 11317, Page 674.
- Charter of Homeowners Association recorded in Book 10290, Page 256.
- Easement for Drainage, recorded in Book 11064, Page 911.
- Conveyance of open space to Homeowners Association recorded in Book 10420, Page 356 and Book 11577, Page 623.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4336 Chesney Glen Drive, Hermitage, Tennessee 37076**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20140069157 DEEDWARR
Recvd: 09/16/14 12:59 2 pgs
Fees:13.00 Taxes:573.50
20140916-0084828

Witness my/our hand(s) this the 12th DAY OF SEPTEMBER, 2014.

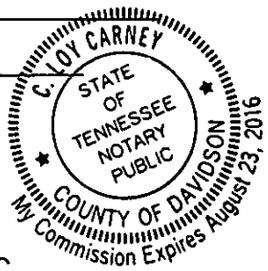
Levi P. Benson by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of LEVI P. BENSON, and who acknowledged he/she/they executed the same as the free act and deed of the said LEVI P. BENSON.

Witness my hand and official seal, this the 12th of September, 2014.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212