BILL GARRETT, Davidson County
Trans:T20140071209 DEEDWARR
Recvd: 09/23/14 13:32 2 pgs
Fees:13.00 Taxes:1461.50
20140923-0087351

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 395,000.00

Affiant

Subscribed and sworn to before me, this 19th day of September, 2014.

Notary Public

My commission expires:

SHARA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-11-2017

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ALEXANDER LANCE BENFORD **LACEY ASKEW**	New Owner	**172100B02800CO**
6744 CHRISTIANSTED LN		
NASHVILLE, TN 37211		

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 ACKNOWLEDGE, WE,

JENNIFER S. HENRY and DAVID F. HENRY, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ALEXANDER LANCE BENFORD and LACEY ASKEW, 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:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Cluster Lot Development Christiansted Valley, Phase 2, Revision 1, of record in Instrument No. 20010209-0012854, Register's Office, Davidson County, Tennessee.

BEING THE SAME PROPERTY CONVEYED TO JENNIFER S. HENRY AND DAVID F. HENRY, WIFE AND HUSBAND BY WARRANTY DEED FROM MICHAEL ROYAL AND WIFE, ANNAH ROYAL DATED 10/12/12 AND RECORDED ON 10/23/12 IN INSTRUMENT NO. 20121023-0096962, SAID REGISTER'S OFFICE FOR SAID COUNTY.

ALSO BEING THE SAME PROPERTY CONVEYED TO MICAHEL ROYA AND WIFE, ANNAH ROYAL BY WARRANTY DEED FROM SANTORO CUSTOM BUILDERS, INC DATED 12/27/07 AND RECORDED ON 12/31/07 IN INSTRUMENT NO. 20071231-0149443, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as 6744 CHRISTIANSTED LN, NASHVILLE, TN 37211.

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 in 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/our hand(s) this 19th day of September, 2014.

JENNIFER S. HENRY

DAVID F. HENRY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, JENNIFER S. HENRY and DAVID F. HENRY, the within named Grantor(s), with whom I am personally acquainted (or 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 19th day of September, 2014.

Notary Public

My Commission Expires: 11/20/17

Chris A. Fuentes
State of Tennessee Notary Public
Williamson County