This instrument prepared by and after recording return to:

Bell Title, LLC
Mark Leedom, Atty.
1616 Westgate Circle
Brentwood, Tennessee 37027

Record & Return:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
SUITE 115
BRENTWOOD, TN 37027

WARRANTY DEED

****

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Edwin Benson, III **Jennifer Benson** **5212 Meta Circle** **Nashville, Tennessee 37211**	~~**New Owner**~~ MORTGAGE INVESTORS GROUP 8320 EAST WALKER SPRINGS LN. STE 200 KNOXVILLE TN 37923	**161-020-133.00**

****

That **Ann D. Buuck, unmarried** (herein called the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantors in hand paid by **Edwin Benson, III and Jennifer Benson, husband and wife,** (herein called the "Grantees"), the receipt and sufficiency of which are hereby acknowledged, has **GRANTED, SOLD AND CONVEYED**, and by these presents does **GRANT, SELL AND CONVEY**, unto the Grantee, that certain tract or parcel of real property situated Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantors in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Section Two, McMurray Place, of record in Book 5200, Page 440, Register's Office of said county, to which reference is hereby made for a more particular description.

Being the same property conveyed to Ann D. Buuck by deed from W.L. Bainbridge, Inc. dated 6/9/83 of record in Book 6072, Page 494, Register's Office of Davidson County, Tennessee.

This is improved property which bears the address of: 5212 Meta Circle, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the Property, together with all and singular rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, its successors and assigns, forever, subject to those matters as set forth herein.

The Grantor, for herself and her heirs, successors and assigns covenants with the Grantees that the Grantor is lawfully seized of a good, absolute and individual estate in fee simple of the Property, subject only to those matters as set forth herein; that the Grantor has good right and lawful authority to sell and convey the property; that the Grantor has done no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantor does hereby bind herself, her successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the Property unto the Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20140077381 DEEDWARR
Recvd: 10/14/14 14:01 2 pgs
Fees:13.00 Taxes:584.60
20141014-0094868

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantor as of this, the **10th** day of **October, 2014.**

Ann D Buuck

Ann D. Buuck

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Named, **Ann D. Buuck,** the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that sne executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Brentwood, Tennessee, on this **10th** day of **October, 2014.**

Notary Public

Commission Expires: 9/11/17

MARK B. LEEDOM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

State of TENNESSEE
County of WILLIAMSON

The actual consideration or value for this property (whichever is greater) is **$158,000.00**.

Sworn to and subscribed before me this **10th** day of **October, 2014.**

Affiant

Notary Public

My Commission Expires: 5-3-16

ROBERT M. LOFFI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY