WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140085181 DEEDWARR
Recvd: 11/12/14 10:34 2 pgs
Fees:13.00 Taxes:444.00
20141112-0104053

Y-FSBO-14-3501

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Jason McCoy and Emily McCoy	**F & M Bank**	
(NAME)	(NAME)	
3501 Mays Street	**50 Franklin St.**	**133-1-261.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Clarksville, TN 37040**	
(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 **JAMES MILES BENEFIELD AND BETHANY G. BENEFIELD, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JASON MCCOY AND WIFE, EMILY MCCOY,** 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 447, MAP OF SUNRISE HEIGHTS, SECOND PLAN, as shown on plat of record in Plat Book 421, Page 46, 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 James Miles Benefield and wife, Bethany G. Benefield by Warranty Deed from Robert Dmowski dba D.A.D. Home Improvements, recorded on the 3rd day of August, 2012 in Instrument No. 20120803-0069189, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- All matters shown on the plat of record in Plat Book 421, Page 46, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3501 Mays Street, Nashville, Tennessee 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 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.

Witness my/our hand(s) this the 7th DAY OF NOVEMBER, 2014.

James Miles Benefield by Susan Benefield, Attorney-In-Fact

Bethany G. Benefield by Susan Benefield, 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, SUSAN BENEFIELD, 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 JAMES MILES BENEFIELD AND BETHANY G. BENEFIELD, and who acknowledged she executed the same as the free act and deed of the said JAMES MILES BENEFIELD AND BETHANY G. BENEFIELD.

Witness my hand and official seal, this the 7th of November, 2014.

Notary Public
My Commission Expires:
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

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