WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,000.00.

Laura Brandewie
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF NOVEMBER, 2014.

Hillary Torrence
Notary Public

MY COMMISSION EXPIRES: 11-28-16
(AFFIX SEAL)

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

G-VRES-14-01320

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)
PETER WILLIAM STOMMEL AND SUZAN LYNN STOMMEL, TRUSTEES	**Same as New Owner**	
(NAME)	(NAME)	**82-9-26.00**
P.O. Box 866		
(ADDRESS)	(ADDRESS)	
Ketchum, ID 83340		
(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 **CRAYTON ROBERT BENSON III AND WIFE, TINA N. BENSON,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **PETER WILLIAM STOMMEL AND SUZAN LYNN STOMMEL, TRUSTEES, OF THE STOMMEL REVOCABLE LIVING TRUST, DATED AUGUST 28, 2009, WITH FULL POWER, TO MORTGAGE, SELL, TRANSFER, AND CONVEY WITHOUT THE JOINDER OF ANY BENEFICIARY,** 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 the Southern one half of Lot No. 29 in the North Nashville Real Estate Company's Plan of lots, as of record in Book 21, Page 105, at the Register's Office Davidson County, Tennessee, Furthermore, fronting 25 feet on the East side of North Vine St; more commonly known as 7th Avenue North; and runs back between parallel lines 175 feet more or less to an alley.

Being the same property conveyed to Crayton Robert Benson III and wife, Tina N. Benson by Warranty Deed from Lawrence Bros., LLC a Tennessee limited liability company, recorded on the 9th day of February, 2006 in Instrument No. 20060209-0016081, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Plat of NORTH NASHVILLE REAL ESTATE COMPANY, as recorded in Plat Book 21, Page(s) 105, said Register's Office.
- Restrictions for Phillip S. Jackson Redevelopment District recorded in Book 9183, Page 130, Book 11625, Page 280 and Instrument Nos. 20020425-0051069, 20130903-0092714 and 20130903-0092717, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1320 7th Avenue North, Nashville, Tennessee 37208**.

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:T20140086441 DEEDWARR
Recvd: 11/17/14 11:57 2 pgs
Fees:13.00 Taxes:1624.30
20141117-0105825

Witness my/our hand(s) this the 14th DAY OF NOVEMBER, 2014.

Crayton Robert Benson, III

Tina N. Benson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CRAYTON ROBERT BENSON, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of November, 2014.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TINA N. BENSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of November, 2014.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON My Commission Expires August 23, 2016

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

Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027