WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140089150 DEEDWARR
Recvd: 11/26/14 10:25 2 pgs
Fees:13.00 Taxes:989.75

20141126-0109104

R-RR-14-6320

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DAN... 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)
Alan B Jones and Katie H Jones	**Access National Mortgage**	
(NAME)	(NAME)	**12912000900**
6320 Percy Drive	**1800 Robert Fulton Drive Suite 350**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**Reston, VA 20191**	
(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 **BRYAN S. BENJAMIN AND ABBEY R. BENJAMIN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ALAN B JONES AND KATIE H JONES, TENANTS BY THE ENTIRETY,** 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 NO. 198 ON THE PLAN OF SECTION 1, WARNER PARK VALLEY OF RECORD IN PLAT BOOK 3600, PAGES 12-14, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.BEING THE SAME PROPERTY CONVEYED TO DAVID P. KEEDY AND WIFE, VICKI L. KEEDY BY DEED FROM GLENDA W. STEWART, UNMARRIED OF RECORD IN INSTRUMENT NO. 20041021-0126888 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED 10/15/2004 AND RECORDED ON 10/21/2004. (VALUE OF CONSIDERATION SHOWN IN AFOREMENTIONED DEED $185,000.00.) BEING ALSO KNOWN AS 6320 PERCY DRIVE NASHVILLE, TN 37205. BEING THE SAME PROPERTY CONVEYED TO BRYAN S. BENJAMIN AND WIFE, ABBEY R. BENJAMIN BY DEED FROM DAVID P. KEEDY AND WIFE, VICKI L. KEEDY OF RECORD IN INSTRUMENT NO. 20121126-0107941 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED 11/20/2012 AND RECORDED ON 11/26/2012. (VALUE OF CONSIDERATION SHOWN IN AFOREMENTIONED DEED $234,900.00.) BEING ALSO KNOWN AS 6320 PERCY DRIVE NASHVILLE, TN 37205.

Being the same property conveyed to David P. Keedy and wife, Vicki L. Keedy by deed from Glenda W. Stewart, unmarried of record in Instrument No. 20041021-0126888 Register's Office for Davidson County, Tennessee, dated 10/15/2004 and recorded on 10/21/2004. (Value of consideration shown in aforementioned deed $185,000.00.)

Being the same property conveyed to Bryan S. Benjamin and wife, Abbey R. Benjamin by deed from David P. Keedy and wife, Vicki L. Keedy of record in Instrument No. 20121126-0107941 Register's Office for Davidson County, Tennessee, dated 11/20/2012 and recorded on 11/26/2012. (Value of consideration shown in aforementioned deed $234,900.00.)

This conveyance is subject to:
- Taxes for the year 2015 and thereafter, not yet due and payable
- Restrictions of record in Book 3466, Page 89, Book 3534, Page 128, Book 3577, Page 511, Book 3702, Page 465, and Book 3770, Page 81, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Subject to all matters shown on the Plan of record in Plat Book 3600, Pages 12 through 14, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6320 Percy Drive, Nashville, Tennessee 37205**.

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 21st DAY OF NOVEMBER, 2014.

Bryan S. Benjamin

Abbey R. Benjamin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRYAN S. BENJAMIN, 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 21st of November, 2014.

Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ABBEY R. BENJAMIN, 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 21st of November, 2014.

Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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