FOR OFFICIAL USE

BILL GARRETT, Davidson County
Trans:T20140089177 DEEDWARR
Recvd: 11/26/14 10:46 2 pgs
Fees:13.00 Taxes:1073.00
20141126-0109144

STATE OF TENNESSEE
COUNTY OF **Davidson**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$290,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS **November 21, 2014.**

Notary Public

MY COMMISSION EXPIRES: 10/15/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2508 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**14-0518**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott T. Johnson and Michele D. Johnson	Pinnacle Bank	**087 02 0A 031.00**
(NAME) **7400 Thornwood Court**	(NAME) 150 3rd Avenue S, #900	
(ADDRESS) **Mount Juliet,TN 37122**	(ADDRESS) Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Cameron W. Benson and Virginia R. Benson, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Scott T. Johnson and Michele D. Johnson, 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:

Being Lot No. 57 on the Plan of Cobblestone Landing, Phase 1, as of record in Instrument #20050822-0099471, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Cameron W. Benson and Virginia R. Benson, husband and wife, by Warranty Deed from Drees Premier Homes, Inc., an Ohio corporation, recorded December 6, 2006 in Instrument Number 20061206-0150681, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **7400 Thornwood Court, Mount Juliet, TN 37122**
(House Number) (Street) (City, State) (Zip)

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 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 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **21st** day of **November, 2014.**

Cameron W. Benson by Attorney in Fact
By: Virginia R. Benson, As Attorney In Fact

Virginia R. Benson

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Virginia R. Benson**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **21st** day of **November, 2014.**

NOTARY PUBLIC

My Commission Expires: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF **Davidson**

Before me, the undersigned Notary, personally appeared **Virginia R. Benson**, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of **Cameron W. Benson**, and who acknowledged that he/she executed the same as the free act and deed of the said **Cameron W. Benson**, by virtue of a Power of Attorney, duly executed and appearing of record.

Witness my hand and official seal on **11/21/2014**.

NOTARY

My Commission Expires: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY