WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140095513 DEEDWARR
Recvd: 12/22/14 10:06 2 pgs
Fees:13.00 Taxes:462.50
20141222-0116750

B-JG-14-3833

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF DECEMBER, 2014.

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: [illegible] 2015

(AFFIX SEAL)

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)
Lelia M. Benison	CMG Mortgage, Inc.	
(NAME) **3833 Eckhart Drive**	(NAME) 3160 Crow Canyon Rd., Ste. 400	**133-12-0-260.00**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) San Ramon, CA 94583	
(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 **STEVEN L. KAATZ, MARRIED AND JEANNE M. KAATZ AND STEVEN L. KAATZ, AS TRUSTEES OF THE JEANNE KAATZ TRUST,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **LELIA M. BENISON, UNMARRIED,** 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. 103 on the Plan of Section Four, Greenwood Hills of record in Plat Book 4955, Page 49, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 103 fronts 69.0 feet on the southerly margin of Eckhart Drive and extends back 145.0 feet on the westerly line and 145.0 feet on the easterly line to a dead line in the rear measuring 69.0 feet thereon.

Being the same property conveyed to Steven L. Kaatz and wife, Luanne B. Kaatz, and Jeanne Mae Kaatz, as joint tenants with the right of survivorship, by deed dated June 30, 1987 from Rhonda R. Hamilton, Unmarried, of record in Book 7286, page 95, said Register's Office. Steven L. Kaatz and Luanne B. Kaatz and Jeanne M. Kaatz conveyed their interests in said property to Steven L. Kaatz, married, and Jeanne M. Kaatz, unmarried, by Quitclaim Deed of record in Instrument No. 20100901-0069576, said Register's Office. Jeanne M. Kaatz, unmarried, conveyed her interest in said property to Jeanne M. Kaatz and Steven L. Kaatz, as Trustees of the Jeanne Kaatz Trust by Quitclaim Deed of record in Instrument No. 20140313-0021105, said Register's Office.

This conveyance is subject to:
- Taxes for the year 2014 a lien, due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 4955, Page 49, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5098, Page 743 and Book 5871, page 118 and Book 5893, page 182, 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.
- Abstract of Jeanne Kaatz Trust Agreement of record in Instrument Number 20140313-0021103, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3833 Eckhart Drive , 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.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my/our hand(s) this the 23rd DAY OF DECEMBER, 2014.

Steven L. Kaatz

The Jeanne Kaatz Trust

Jeanne M. Kaatz, Trustee of the Jeanne Kaatz Trust

Steven L. Kaatz, Trustee of the Jeanne Kaatz Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVEN L. KAATZ, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of December, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeanne M. Kaatz, Trustee of the Jeanne Kaatz Trust to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 23rd day of December, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven L. Kaatz, Trustee of the Jeanne Kaatz Trust to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 23rd day of December, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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