BILL GARRETT, Davidson County
Trans:T20150000081 DEEDWARR
Recvd: 01/02/15 09:32 2 pgs
Fees:13.00 Taxes:492.10
20150102-0000121

Prepared by:
Realty Title & Escrow- Clarksville
2204-A Madison St
Clarksville, TN 37043

SHARON S. BOOTH
NOTARY PUBLIC AT LARGE
MONTGOMERY CO. TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $133,000.00

Affiant

Subscribed and sworn to before me, this 19th day of December, 2014.

Notary Public
My commission expires: 11-17-15

06-1410-75868

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Courtney M. Benson 102 Cassie Bell Drive Old Hickory TN 37138	ATLAS Mortgage Partners, LLC 1620 Gateway Blvd Ste 101 Murfreesboro, TN 37129	053-16-0-134.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Terra J. Pugh unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Courtney M. Benson, hereinafter called the Grantees, their successors and assigns, a 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. 2, on the Plan of Resubdivision of Lots 2 & 3 of Pitts Avenue Subdivision, of record in Book 6200, Page 780, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Terra J. Pugh, unmarried by deed from Michael J. Residori, joined by his wife Wendy Jang Residori, dated August 29, 2003, recorded October 13, 2003, of record in Instrument No. 20031013-0151503, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 102 Cassie Bell Drive, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 18th day of December, 2014.

Terra J. Pugh

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Terra J. Pugh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Old Hickory, TN, this 19 day of December, 2014.

Notary Public

My Commission expires 3/26/17

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY