BILL GARRETT, Davidson County
Trans:T20150002094 DEEDWARR
Recvd: 01/09/15 09:46 2 pgs
Fees:13.00 Taxes:433.64
20150109-0002454

This instrument prepared by and after recording return to:

Bell Title, LLC
Mark Leedom, Atty.
310 Billingsly Court
Franklin, Tennessee 37067

WARRANTY DEED

****

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Patrina E. Benjamin **2625 Combs Drive** **Nashville, Tenn. 37207**	**New Owner**	**60-13-77**

****

That **Howard J. Luartes** (herein called the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by **Patrina E. Benjamin** (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, has **GRANTED, SOLD AND CONVEYED**, and by these presents does **GRANT, SELL AND CONVEY**, unto the Grantee, that certain tract or parcel of real property situated Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantors in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Section One, Second Addition, Trinity Hills Addition, of record in Book 4175, Page 79, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Howard J. Luartes by deed from Federal National Mortgage Association dated 5/19/14, of record as Instrument No. 20140613-0051570, Register's Office of Davidson County, Tennessee.

This is improved property which bears the address of: 2625 Combs Drive, Nashville, Tennesse 37207

TO HAVE AND TO HOLD the Property, together with all and singular rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, its successors and assigns, forever, subject to those matters as set forth herein.

The Grantors, for itself and their heirs, successors and assigns covenant with the Grantees that the Grantors are lawfully seized of a good, absolute and individual estate in fee simple of the Property, subject only to those matters as set forth herein; that the Grantors have good right and lawful authority to sell and convey the property; that the Grantors have done no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantors do hereby bind themselves, their successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the Property unto the Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantor as of this, the **31st** day of **December, 2014.**

Howard J. Luartes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Named, **Howard J. Luartes,** the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Brentwood, Tennessee, on this **31st** day of **December, 2014.**

Notary Public

Commission Expires 6/30/18

LISA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of TENNESSEE
County of WILLIAMSON

The actual consideration or value for this property (whichever is greater) is **$117,200.00**.

Sworn to and subscribed before me this **31st** day of **December, 2014.**

Affiant

Notary Public

My Commission Expires: 11-13-18

BEVERLY PARHAM
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066