BILL GARRETT, Davidson County
Trans:T20150005657 DEEDWARR
Recvd: 01/23/15 09:21 2 pgs
Fees:13.00 Taxes:425.50
20150123-0006620

This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
**2014120005**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $115,000.00

Sworn to and subscribed before me this 22nd day of January, 2015.

R. MARK DOUGALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-20-2015

Affiant

Notary Public

| Address of New Owner: | Send Tax Bills to: | Map-Parcel Numbers: |
|---|---|---|
| Benjamin J. Bishop<br>710 S. 13th Street<br>Nashville, TN 37206 | New Owner | 094-010-199.00 |

**WARRANTY DEED**

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Phillip Ezell and S. Suzanne Ezell, husband and wife** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Benjamin J. Bishop, unmarried** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 165 on the Plan of Payne, Blakemore & Cummings Addition to Nashville, of record in Book 57, Page 70, 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 Phillip Ezell and S. Suzanne Ezell, husband and wife by Quitclaim Deed from Phillip Ezell a/k/a Phill Ezell, a married man who acquired title as unmarried, joined by his spouse S. Suzanne Ezell, of record in Instrument No. 20130612-0060081, Register's Office for Davidson County, Tennessee, dated May 24, 2013 and recorded on June 12, 2013.

This is improved property known as **710 S. 13th Street, Nashville, TN 37206.**

PE DSE

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be prorated and paid at closing.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 20 day of January, 2015.

X _____
Phillip Ezell

X _____
S. Suzanne Ezell

State of ARKANSAS
County of Washington

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Phillip Ezell and S. Suzanne Ezell, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20 day of January, 2015.

_____
Notary Public
Commission Expires 10-4-16

OFFICIAL SEAL
**RYAN CRAWFORD**
WASHINGTON COUNTY
NOTARY PUBLIC - ARKANSAS
MY COMMISSION EXPIRES OCT. 4, 2016

RE DSE