THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15023187**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $211,500.00. Affiant Subscribed and sworn to before me, this 26th day of February, 2015. Notary Public My Commission Expires: 8-23-2016

ANNE MARIE CHANDLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires August 23, 2016

BILL GARRETT, Davidson County
Trans:T20150014688 DEEDWARR
Recvd: 02/27/15 16:05 2 pgs
Fees:13.00 Taxes:782.55
20150227-0017379

WARRANTY DEED

Address New Owner: Claire Elizabeth Benton 919 Curdwood Blvd Nashville, TN 37216	Send Tax Bills To: Nations Lending Corporation 4 Summit Park Drive, Suite 200 Independence, OH 44131	Tax Information: Tax Parcel ID No. 061-10-0-159.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **V & M Properties, LLC** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Claire Elizabeth Benton, a single woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 2, RESUBDIVISION OF LOTS 14 & 15, MAPLEWOOD MANOR, as shown on plat of record in Plat Book 6200, Page 272, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to V & M Properties, LLC by Warranty Deed from Calvin G. Smith, unmarried, recorded on the 23rd day of April, 2008 in Instrument No. 20080423-0041394, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOTS 14 & 15, MAPLEWOOD MANOR, as recorded in Plat Book 547, Page(s) 102 and Plat Book 6200, Page 272.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as set forth in instrument recorded in Book 4316, Page 92.

This is improved property located at 919 Curdwood Blvd Nashville, TN 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said

real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of February, 2015.

V & M Properties, LLC

by: Kenney Vernon, member

V & M Properties, LLC

by: Joel Matchak, member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kenney Vernon and Joel Matchak, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are members of V&M Properties, LLC, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 26th day of February 2015.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018