State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $139,900.00.

Affiant

Subscribed and sworn to before me, this 27th day of February, 2015.

Notary Public: Tina Hawkins

My Commission Expires: 12/21/15

TINA HAWKINS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY SUMNER

Davidson County DEEDWARR
Recvd: 03/04/15 11:16 2 pgs
Fees:13.00 Taxes:591.63
20150304-0018897

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 700 Johnny Cash Parkway, Hendersonville, TN 37075		
Name and Address and New Owner: Sandy Benner Courtney Benner 616 Neely Bend Drive Madison, TN 37115	Send Tax Bills To: New Owner	Map/Parcel Number: 05202022100

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Guardian Assets LLC**, a Tennessee limited liability company, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Courtney Benner and Sandy Benner**, husband and wife, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Being the easterly 100 feet of the northerly part of Lot No. 4 on the Plan of the Subdivision of a part of the Chadwell Tract, as of record in Book 421, Page 61, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 4 fronts 100 feet on the southerly side of Neely's Bend Road and runs back between parallel lines, 150 feet, more or less, to the northerly line of the property conveyed to Calvin H. Woodward and wife, by deed from J. L. Waggoner and wife, of record in Book 2096, page 574, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Guardian Assets, LLC, a Tennessee limited liability company, by Warranty Deed from Marry Margarett Fricault, Bobby Jack Armstrong, Linda Mai Benner, Donna Jean Bowers, and Donald Ray Slayman, II, Heirs-at-Law, dated July 16, 2014, recorded in Instrument No. 20140721-0064524, Register's Office for Davidson County, Tennessee.

This property is subject to:

Any and all plats, easements, restrictions, and other matters of record.

Property taxes for the year 2015; a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying the prorate share thereof to Grantees who will be responsible for payment of said taxes.

Subject to conditions, easements, restrictions, and/or building set-back lines that appear on the plat of record in Plat Book 421, Page 61, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 616 Neely Bend Drive, Madison, TN 37115

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the

said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 27th day of February, 2015.

Guardian Assets LLC

By: _____, Member
Jamie L. Wilkinson, Member

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jamie L. Wilkinson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that he is the sole Member of Guardian Assets LLC, a Tennessee limited liability company, the maker, that he is authorized by the maker to execute the within instrument on its behalf, and who acknowledged that he executed the within instrument, on behalf of the maker, for the purposes therein contained.

Witness my hand and official seal, this 27th day of February, 2015.

Commission Expires: 10/18/16

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC
The House of Cash Building
700 Johnny Cash Pkwy, STE 201
Hendersonville, TN 37075

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018