WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150073424 DEEDWARR
Recvd: 08/28/15 15:45 2 pgs
Fees:13.00 Taxes:1110.00

20150828-0087612

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SANYA L. PROCAST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-06-2018

File No.: ALW-15-2706

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue S
Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Seth Jennings	New Owner	118-07-30.00
(NAME)	(NAME)	
2814 12th Ave S		
(ADDRESS)	(ADDRESS)	
Nashville TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **MICHAEL D. BENSON**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **J. SETH JENNINGS**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 37, BERRYWOOD, as shown on plat of record in Plat Book 1835, Page 24, 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 bequeathed to Michael David Benson, by Last Will and Testament of Valerie Fuller Hill, dated July 12, 2013, and of record in Docket 15P-330, Probate Court, Davidson County, Tennessee. Michael David Benson is one and the same person as Michael D. Benson and Michael Benson.

Also being the same property conveyed to Helen I. Fuller by Warranty Deed from Vernon G. Goodwin and wife, Mary Lou Goodwin, recorded on the 26th day of September, 1966 in Deed Book 4061, Page 889. Helen I. Fuller died testate on December 1, 2011, leaving a will. Said Last Will & Testament bequeathed the above described property to Valerie Fuller Hill, as referenced in that certain Order of record in Docket 12P-81, Probate Court, Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2706 Larmon Avenue, Nashville, TN 37204

(House Number) (Street) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 21st day of August, 2015.

Michael D. Benson

Michael Benson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael D. Benson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of August, 2015.

Tanya L. Arbogast

Notary Public
My Commission Expires:

TANYA L. ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

RETURN TO:

Commerce Title & Escrow, LLC
513 3rd Avenue S
Nashville, TN 37210
(615)515-7171