NEW OWNER:

PAUL R. CABRERA
3739 COLONIAL HERITAGE DRIVE
NASHVILLE, TN 37217

SEND TAX BILLS TO: Same

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 15-0995

Map & Parcel No: 136030C10100C0

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20150074798 DEEDWARR
Recvd: 09/02/15 10:29 3 pgs
Fees:18.00 Taxes:591.63
20150902-0089279

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Fifty-Nine Thousand Nine Hundred and 00/100 Dollars ($159,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **DAVID B. BENSON, a single man,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **PAUL R. CABRERA and wife, ABBEY L. CABRERA,** ("Grantee"), his/her heirs and assigns, forever, the following tract or parcel of land, situated and lying **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

> Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 26 on the Plan of Heritage Village of Priest Lake Park, Section II, as shown on the plat of the same of record in Plat Book 5200, Page 106, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to DAVID B. BENSON, single by Warranty Deed from Gordon A. King and wife, Shelley King, dated December 29, 2000, and of record in Instrument No. 20010118-0005339, Register's Office for DAVIDSON County, Tennessee.

THIS IS IMPROVED PROPERTY more commonly known as 3739 COLONIAL HERITAGE DRIVE, NASHVILLE, TN 37217.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 5200, Page 106, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 29th day of August, 2015.

x _____
DAVID B. BENSON

STATE OF ~~TENNESSEE~~ Ohio

COUNTY OF ~~WILSON~~ Franklin

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **DAVID B. BENSON, a single man,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29 day of August, 2015.

_____
NOTARY PUBLIC

My commission expires: April 21, 2018

NOTARY PUBLIC STATE OF OHIO

JONATHAN L. BRADLEY
Notary Public, State of Ohio
My Comm. Expires April 21, 2018

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The actual consideration or value, whichever is greater, for this transfer is **$159,900.00** .

AFFIANT

Sworn to and subscribed to before me this 31 day of August, 2015.

NOTARY PUBLIC

My commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.