BILL GARRETT, Davidson County
Trans:T20150074841 DEEDWARR
Recvd: 09/02/15 11:12 2 pgs
Fees:13.00 Taxes:573.50
20150902-0089339

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 155,000.00

Affiant

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

Notary Public

My commission expires: 5/3/16

KAYLA E. LOBOA
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
RACHEL M. HAYES **ROBERT A. BENSHOOF**	**RACHEL M. HAYES** **ROBERT A. BENSHOFF**	**09405010100**
923 SOUTH 14TH STREET	**923 SOUTH 14TH STREET**	
NASHVILLE, TN 37206	**NASHVILLE, TN 37206**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

RICHARD DICKENS, JR., AND MICHELE DICKENS, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RACHEL M. HAYES, A SINGLE WOMAN AND ROBERT A. BENSHOOF, A SINGLE MAN AS JOINT TENATS WITH FULL RIGHTS OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 49 on the Map of Shelby Heights Subdivision, Section I, Revised, as of record in Book 2330, page 171, Register's Office for Davidson County, Tennessee.

Said Lot No. 49 fronts 54 feet on the easterly side of South 14th Street and runs back 157.3 feet on the north line and 128.1 feet on the south line to a dead line, measuring 53.3 feet thereon.

Being the same property conveyed to Richard Dickens, Jr, unmarried by Warranty Deed from Glendon B. Pierce, unmarried dated 07/02/99 and recorded on 07/07/99 in Book 11561, page 658, said Register's Office for said county. Michele Dickens joins in this conveyance for the purpose of conveying all her rights and interest she may have, marital or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 923 SOUTH 14TH STREET, NASHVILLE, TN 37206.

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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 27th day of August, 2015.

Richard Dickens, Jr

Michele Dickens

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Richard Dickens, Jr, and Michele Dickens the within named Grantor(s), 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, at office, this 27th day of August, 2015.

Notary Public

My Commission Expires: 1-5-16

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD