WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $415,000.00. Affiant Subscribed and sworn to before me, this the 2nd day of September, 2015. Notary Public My commission expires: 2/13/17 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150075596 DEEDWARR
Recvd: 09/04/15 09:37 2 pgs
Fees:13.00 Taxes:1535.50
20150904-0090274

JOHN COOK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Torne White **Sandra White**	**Owner**	**Map 104-05-0 Parcel 309-00**
108 Bowling Ave.		
Nashville, Tennessee 37205		

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, WE,

Martha Hannah Benneyworth, married, individually and as heir-at-law of Stephen R. Benneyworth and William Wilder Benneyworth, unmarried, heir-at-law of Stephen R. Benneyworth

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

Torne White and Sandra White, husband and wife

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. 303 on the Plan of Richland Realty Co.'s First Addition to Subdivision "B", as of record in Book 332, Page 174, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Stephen R. Benneyworth and wife, Ellen T. Benneyworth, by Deed dated July 23, 1990 from Aquinas Junior College, a Tennessee Corporation, of record in Book 8158, Page 876, Register's Office for Davidson County, Tennessee. The said parties having divorced by final decree in Docket 03D-1387, Fourth Circuit Court for Davidson County, Tennessee. Ellen Tosh Benneyworth conveyed her interest by Quitclaim Deed dated December 2, 2005 to Martha Hannah Benneyworth, of record in Instrument No. 20051230-0157090, said Register's Office. Stephen R. Benneyworth died intestate August 5, 2014. His interest divested in William Wilder Benneyworth and Martha Hannah Benneyworth, determined to be the sole heirs-at-law by Affidavit of Heirship, of record in Instrument No. 20150721-0071156, said Register's Office. A probate proceeding regarding the Estate has been administered in the Circuit Court for Davidson County, Tennessee, Probate Division, under Case No. 14P-1604.

This property is not now nor ever has been the principal residence of the spouse of Hannah Benneyworth Gardner.

Conveyance of the above described parcel is subject to the following:
1) The Plan of record in Plat Book 332, Page 174, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Taxes for the current year, which have been prorated and assumed by the Grantee herein.

This is improved (_x___) Unimproved (____) property, known as **108 Bowling Ave., Nashville, Tennessee 37205**

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 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 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 **2nd** day of **September, 2015.**

Hannah Benneyworth Gardner, individually

William Wilder Benneyworth, Heir-at-Law of Stephen R. Benneyworth, by Hannah Benneyworth Gardner, Attorney-in-Fact

by ... atty in fact

Martha Hannah Benneyworth nka Hannah Benneyworth Gardner, Heir-at-law of Stephen R. Benneyworth

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Martha Hannah Benneyworth nka Hannah Benneyworth Gardner,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **2nd** day of **September, 2015.**

Notary Public

My Commission Expires: 2/13/17

JOHN COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 2nd day of September, 2015, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Hannah Benneyworth Gardner**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **William Wilder Benneyworth** and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **William Wilder Benneyworth**, for the purpose therein contained, by signing the name of **William Wilder Benneyworth,** by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **2nd** day of **September, 2015.**

Notary Public

My Commission Expires: 2/13/17

JOHN COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.