PREPARED BY (AND RETURN TO):

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Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150081551 DEEDWARR
Recvd: 09/24/15 15:11 2 pgs
Fees:13.00 Taxes:1387.50
20150924-0097392

W & I Ref: (DM) Title No.: 57768
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Lindsay Bennett Graham Amy Katherine Graham 1716 Nottingham Place Nashville, TN 37221	New owner

TAX MAP PARCEL NUMBERS: 142160A11100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$375,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Susan S. Benneyworth, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lindsay Bennett Graham and Amy Katherine Graham, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot NO. 111 on the Plan of Devon Park, Phase Three, of record in book 6900, page 52, Register's Office for said County.

Said Lot No. 111 fronts 81.00 feet on the easterly margin of Nottingham Place and extends back between parallel lines 135.00 feet to a dead line in the rear.

Being the same property conveyed to Susan S. Benneyworth, unmarried, by Warranty Deed from Benjamin Conrad Wouters and spouse, Julie Ann Wouters, and Judith H. Kyle, unmarried, dated May 15, 1997 and recorded on May 19, 1997 of record in Book 10458, page 217, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, page 52, said Register's Office, which Plan shows a 25, foot minimum building setback line from Nottingham Place, together with additional setback designations, and 10 foot easement for public utility and drainage purposes along the rear line(s) of said lot. The Declaration of Covenants, Conditions and Restrictions of record in Book 6176, page 7, Book 6541, page 542, Book 6967, page 156, By Laws in Book 8276, page 53, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 1716 Nottingham Place, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this .

Susan S. Benneyworth

Susan S. Benneyworth

State of Tennessee

County of Davidson

On this 21st day of September, 2015, before me the undersigned authority, personally appeared Susan S. Benneyworth, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

COUNTY WIDE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $375,000.00.

Affiant

Sworn and subscribed before me this 21st day of September, 2015.

Notary

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018