THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 15095269

BILL GARRETT, Davidson County
Trans:T20150083021 DEEDWARR
Recvd: 09/30/15 09:07 2 pgs
Fees:13.00 Taxes:2886.00
20150930-0099115

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $780,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of September, 2015.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert E. McNeilly, Jr. and Bette Sue McNeilly 4 WYNDHAM PLACE Nashville TN 37215-1817	New Owner	Tax Parcel ID No. 116-12-0-F-4.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alene Gnyp, Executor of the Estate of Jack H. Benjamin** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bette Sue McNeilly, a married woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 4, WYNDHAM CHASE, as shown on plat of record in Plat Book 6900, Page 101, 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 conveyed to Jack H. Benjamin and wife, Eloise E. Benjamin by Warranty Deed from William G. Blackburn and wife, Melissa K. Blackurn, recorded on the 1st day of July, 2005 in Instrument No. 20050701-0076364, in the Register's Office of Davidson County, Tennessee. Eloise E. Benjamin having since died on November 23, 2014 and her interest in said property transferred to Jack H. Benjamin upon her death. Jack H. Benjamin having since died on March 15, 2015. Last Will and Testament having named Alene Gnyp as Executor of the Estate of Jack H. Benjamin. Said Last Will and Testament being filed in Davidson County Probate Court Case Number 15P586. Further, said Last Will and Testament specifically authorizes the Executor the right convey real estate.

This Conveyance is subject to the matters set forth below.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable, which have been prorated and assumed by Grantees.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WYNDHAM CHASE, as recorded in Plat Book 6900, Page(s) 101.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7019, Page 922, Book 7419, Page 217 and Book 7951, Page 5.

Charter of Homeowners Association recorded in Book 7419, Page 212.

Easement for Right of way, recorded in Book 6909, Page 852 and Book 6909, Page 856.

Easement for Cable Easement, recorded in Book 7384, Page 862.

Conveyance for water/sewerage services recorded in Book 8131, Page 957, Book 8131, Page 980 and Book 6897, Page 179.

This is improved property located at 4 WYNDHAM PLACE Nashville TN 37215-1817

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of September, 2015.

Executor

Alene Gnyp, Executor of the Estate of Jack H. Benjamin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alene Gnyp, Executor of the Estate of Jack H. Benjamin with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of September, 2015.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018