WARRANTY DEED

2015-372

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 16th day of November, 2015.

(Affix Seal)

Notary Public

My Commission Expires: 6-30-19

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
725 Cool Springs Boulevard, Suite 201
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Ryans Family Properties, LLC 8233 Winkle Road. E. Brentwood, TN 37027	NEW OWNER	060.11-0A-020.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Amanda Benson and husband, Jimmy C. Benson**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Ryans Family Properties, LLC**, hereinafter called the Grantee(s), their successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, situated at 301 Burlwood Court, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Being Lot No. 25 on the Plan of Pine Ridge, Section Three, a Planned Unit Development, as of record in Book 6900, Page 660, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Amanda Benson from Jimmy C. Benson by Quitclaim Deed dated November 19, 2014 and recorded November 19, 2014 in Instrument Number 201411190106659, Register's Office for Davidson, Tennessee. Further conveyed in Instrument Number 201408260077794; also recorded in Instrument Number 200109200102192, said Register's Office.

( ) unimproved
This is (X) improved property know as 301 Burlwood Court, Nashville, TN 37207.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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.

BILL GARRETT, Davidson County
Trans:T20150099858 DEEDWARR
Recvd: 11/24/15 10:41 2 pgs
Fees:13.00 Taxes:384.80
20151124-0119014

Witness my/our hand(s) this 16th day of November, 2015

Amanda Benson

Jimmy C. Benson

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Amanda Benson and Jimmy C. Benson, the bargainor(s), 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 Williamson, Tennessee, this 16th day of November, 2015.

Notary Public
My Commission Expires: 6-30-2019

APRIL G. NICHOLS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY