BILL GARRETT, Davidson County
Trans:T20150108451 DEEDWARR
Recvd: 12/23/15 11:06 3 pgs
Fees:17.00 Taxes:0.00
20151223-0129170

ADDRESS NEW OWNER:

Sandra Benson
296 Larson Drive
Mt. Juliet, TN 37122

SEND TAX BILLS:
Same as above.

Map and Parcel No. 136 07 0 061.00

EXECUTOR DEED

SANDRA BENSON, EXECUTRIX OF THE ESTATE OF FRANCIS DAVIS, DECEASED, by the power conferred by Letters Testamentary, State of Tennessee, Probate Court of Wilson County at Lebanon, Docket number 2013PR180, and every other power, conveys and quitclaims in accordance with the Last Will and Testament of Francis Davis, in fee simple absolute unto **Sandra Benson**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 80 on the Plan of Priest Lake Park, Section 2, as of record in Book 4175, pages 56, 57, 58, said Register's Office, to which plan reference is made for a more complete description.

BEING the same property conveyed to George A. Pruitt and wife, Delores W. Pruitt by deed from Howard L. Marsh and wife, Nancy L. Marsh of record in Book 4965, page 581, Register's Office for Davidson County.

BEING the same property conveyed to Billy L. Davis and wife, Frances Davis by deed from George A. Pruitt and wife, Delores W. Pruitt of record in Book 5907, page 998, Register's Office for Davidson County.

THIS Conveyance subject to such Restrictive Covenants of record in Book 4317, page, 17, and such easements and setback lines of record in Book 4175, page 57, said Register's Office.

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, successors and assigns, forever; and we 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 the same is unencumbered unless otherwise set out; and we do further covenant and bind ourselves, our heirs, successors 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 whomever claiming by and through or under us but no further or otherwise. 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.

This instrument was prepared based on information furnished by parties. The preparer makes no representations or warranties as to the correctness thereof or the status of the title to the property described herein.

Witness my hand this 17th of November, 2015.

Sandra Benson

Sandra Benson, Executrix

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sandra Benson**, are known to be the persons described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

Witness my hand and official seal at office this 17th day of November, 2015.

My Commission expires: _____

RUTH D. WAKEFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 2, 2018

Ruth D. Wakefield
Notary Public

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is NONE.

Sandra Benson
AFFIANT

Subscribed and sworn to before me this 17th day of November, 2015.

RUTH D. WAKEFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 2, 2018

Ruth D. Wakefield
NOTARY PUBLIC

My Commission Expires: _____

This Instrument was Prepared By:
Yancy Belcher, Attorney
2306 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122
(615) 773-2889