BILL GARRETT, Davidson County
Trans:T20160045357 DEEDWARR
Recvd: 05/31/16 09:34 2 pgs
Fees:13.00 Taxes:1019.72

20160531-0054143

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $275,600.00

Affiant

Subscribed and sworn before me this the 31st day of May, 2016.

Notary Public
My commission expires: 2/24/18

JENNIFER CROWELL NOTARY PUBLIC STATE OF TENNESSEE LEWIS COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Chris Benson	Mortgage Investors Group	119-05-0-344.00
3500 Hewlett Drive	8320 East Walker Springs Lane	
Nashville, TN 37211	Knoxville, TN 37923	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, STEPHANIE SEFCIK, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CHRIS BENSON AND STEFANI BENSON, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being in the 6th (Formerly 9th) Civil District of Davidson County, Tennessee, being Lot No. 14 and part of Lot No. 13 of Block No. 2 fronting on the Southerly side of Joyner Avenue in the Resubdivision of Blocks 1 and 2, Cumberland Nurseries, Lot No. 14 fronts 50 feet on the South side of Joyner Avenue and runs back 150 feet to an alley. The Western 25 feet of Lot No. 13 fronts 25 feet on the South side of Joyner Avenue and runs back between parallel lines 150 feet to an alley, recorded in Book 161, page 35, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stephanie Sefcik, an unmarried woman by Warranty deed from Nick Dorroll, married of record in Instrument No. 20110729-0058309 Register's Office for Davidson County, Tennessee, dated July 25, 2011 and recorded on July 29, 2011.

Being also known as 211 Joyner Avenue Nashville, TN 372104941.

Subject to all Easements and Restrictions of record.

THIS IS ✓ IMPROVED PROPERTY KNOWN AS 211 Joyner Avenue, Nashville, TN 37210-4941.

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, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 31st day of May, 2016.

Stephanie Sefcik

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Stephanie Sefcik, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of May, 2016.

My commission expires: 9/10/18

Notary Public

