QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF May, 2016.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brandon Clay Hughen Benedict	**Same**	
(NAME)	(NAME)	**172-14A-76CO**
P.O. Box 41734		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MARGARET H. RATHER AND HUSBAND, GARNETT T. RATHER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **BRANDON CLAY HUGHEN BENEDICT, UNMARRIED, AND MELANIE HALL HUGHEN, UNMARRIED, AS TENANTS IN COMMON**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 23 ON THE PLAN OF SECTION TWO, WEXFORD DOWNS OF RECORD IN BOOK 9700, PAGE 593 AND 594, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERNENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MARGARET H. RATHER AND HUSBAND, GARNETT T. RATHER, BY WARRANTY DEED FROM SHONTA N. WOODBURY, MARRIED AND GRETTA C. WOODBURY, UNMARRIED, OF RECORD IN INSTRUMENT NUMBER 20130904-0093006, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED AUGUST 30, 2013.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

BILL GARRETT, Davidson County
Trans:T20160046427 DEEDQC
Recvd: 06/02/16 10:28 2 pgs
Fees:12.00 Taxes:0.00

20160602-0055513

This is
( ) **unimproved**
(X) **improved**

property known as **1225 Wexford Downs Ln., Nashville, TN 37211**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands this the 25th day of May, 2016.

Garnett T. Rather
Garnett T. Rather

Margaret H. Rather
Margaret H. Rather

STATE OF Mississippi)
COUNTY OF Harrison)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Garnett T. Rather**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of May, 2016.

Amanda S Roswell
Notary Public

My Commission Expires: November 11, 2019

STATE OF Mississippi)
COUNTY OF Harrison)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Margaret H. Rather**, the within named bargainor, 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, this the 25th day of May, 2016.

Amanda S Roswell
Notary Public

My Commission Expires: November 11, 2019

STATE OF MISSISSIPPI
AMANDA S ROSWELL
NOTARY PUBLIC
ID No. 114367
Comm. Expires
November 11, 2019
HARRISON COUNTY

RETURN TO: