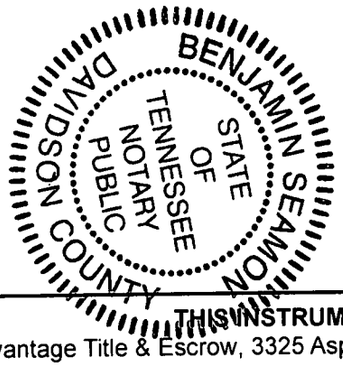
WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of September, 2016

Notary Public

MY COMMISSION EXPIRES: 9-10-2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Benjamin Smith	Benjamin Smith	04207009900
(NAME)	(NAME)	
428 Nesbitt Lane	428 Nesbitt Lane	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Jerry Cuffman and Sally Cuffman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Benjamin Michael Smith and Jemina P. Abegg, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the same property conveyed to Jerald L. Cuffman and wife, Judith V. Cuffman by Warranty Deed from Carole A. DeMontbreun, unmarried of record in Book 5926, Page 296, Register's office for Davidson County, Tennessee.

Jerry Cuffman being one in the same as Jerald L. Cuffman.

Said interest now vested in Jerald L. Cuffman, a/k/a Jerry Cuffman, as surviving spouse, the said Judith V. Cuffman, having since died on August 20,2014.

Sally Cuffman, current spouse of the said Jerald L. Cuffman, a/k/a Jerry Cuffman, joins in this conveyance to relinquish and right she may have to the above described property, especially marital rights.

unimproved ☐

This is improved ☑ property, known as 428 Nesbitt Lane, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 GRANTEES, 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:T20160080607 DEEDWARR
Recvd: 09/14/16 14:37 2 pgs
Fees:13.00 Taxes:1332.00
20160914-0096807

Witness my/our hands this 9th day of September, 2016.

Jerry Cuffman

Sally Cuffman

State of Tennessee
County of Williamson

Personally appeared before me Jerry Cuffman and Sally Cuffman, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of September, 2016.

Notary Public
My Commission Expires: _____

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

File No.: 11246