Prepared by and
After Recording, Please Return To:
First Title LLC
120 Interstate North Pkwy
Suite 108
Atlanta, GA 30339

BILL GARRETT, Davidson County
Trans:T20160085605 DEEDQC
Recvd: 09/29/16 10:22 2 pgs
Fees:12.00 Taxes:0.00
20160929-0102678

Please send Tax Notice to:
Charles B. Benson II
1119 Fitzpatrick Rd
Nashville, TN 37214-3971

QUIT-CLAIM DEED

Maximum Principal indebtedness for Tennessee recording tax purposes is $0.00

STATE OF TENNESSEE
COUNTY OF Davidson

THIS INDENTURE, Made this 21st day of September, 2016, by and between Elleena M. Benson, a married woman, as party or parties of the first part, hereinafter called **GRANTOR,** whose address is 1119 Fitzpatrick Rd., Nashville, TN 37214, and Charles B. Benson II, a married man, as party or parties of the second part, hereinafter called **GRANTEE,** whose address is 1119 Fitzpatrick Rd., Nashville, TN 37214, (the words, Grantor and Grantee, to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That the said party of the first part for and in consideration of the sum of One Dollar ($1.00) and other valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold and does by these presents bargain, sell, remise, release, and forever quit-claim to the said party of the second part, heirs and assigns, all the right, title, interest, claim or demand which the said party of the first part has or may have had in and to the following described property:

All that certain property situated in the County of DAVIDSON, and State of TENNESSEE, being described as follows: Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Villages of Larchwood, Section II, Phase II of record in Plat Book 9700, Page 627, Register's Office for Davidson County, to which reference is made for a more complete description.

Being property known as 1119 Fitzpatrick Rd, Nashville, TN 37214-3971, according to the present system of numbering houses in Davidson County, Tennessee.

Tax Parcel Identification Number: 108-04-0-A-077.00-CO

BEING THE SAME PROPERTY CONVEYED IN Warranty Deed from Chad W. Price And Wife, Christa C. Price to Charles B. Benson, II And Elleena M. Benson, Husband And Wife, dated 08/01/2014, recorded 08/11/2014, in Deed Book , Page 20140811 0072100, in the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the said party of the first part has caused this instrument to set his hand the day and year above written.

Elleena M Benson
Elleena M. Benson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Elleena M. Benson, known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who acknowledge that they executed the within instrument as his/her/their own free act and deed and for the purposes therein contained.

Witness my hand, at office, this 21st day of September 2016

Notary Public
My commission expires: 3-10-19

GIB VAN DER HEYDEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

OATH OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I/We hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Ellena M Benson
AFFIANT

Subscribed and sworn to before me on

This 21st day of Sept, 2016.

NOTARY PUBLIC

My commission expires: 3·10·19

GIB VAN DER HEYDEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY