BILL GARRETT, Davidson County
Trans:T20160089050 DEEDWARR
Recvd: 10/10/16 12:35 3 pgs
Fees:18.00 Taxes:952.75
20161010-0106884

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF October, 2016.

Notary Public
MY COMMISSION EXPIRES: 3/6/18
File No. 16-6305D

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Emily Kay Benedict, unmarried and Jessica H. Easley, unmarried (NAME)	New Owner (NAME)	061-04-0-059.00
4900 Ruskin Avenue (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Thomas L. Craighead and Larry D. Craighead, Joint Successor Trustees for The Herman L. Craighead and Ruth W. Craighead Revocable Living Trust,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Emily Kay Benedict, unmarried and Jessica H. Easley, unmarried, tenants in common with right of survivorship,** 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:

Land in Davidson County, Tennessee, being Lot No. 13 on the plan of M.C. MCGAUGHRY'S FIRST HAYSBORO SUBDIVISION, as shown by plat of record in Plat Book 843, Page 23, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to The Herman L. Craighead and/or Ruth W. Craighead Revocable Living Trust, through Herman L. Craighead and Ruth W. Craighead from Herman L. Craighead and Ruth W. Craighead, by Deed dated May 18, 2004, as Instrument No. 20040519-0058823, in the Register's Office for Davidson County, Tennessee.

Herman L. Craighead having since died on September 22, 2010 and Ruth W. Craighead having since died on May 6, 2015. Pursuant to The Herman L. Craighead and/or Ruth W. Craighead Revocable Living Trust, Thomas L. Craighead and Larry D. Craighead are designated as the Joint Successor Trustees for the aforementioned trust.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 843, page 23, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 4900 Ruskin Avenue, Nashville, TN 37216.

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. Whenever 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/our hand(s) this 5th day of October, 2016.

THE HERMAN L. CRAIGHEAD AND RUTH W. CRAIGHEAD REVOCABLE LIVING TRUST

By: _____
Thomas L. Craighead, Joint Successor Trustee

October 05, 2016
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Thomas L. Craighead, Joint Successor Trustee for The Herman L. Craighead and Ruth W. Craighead Revocable Living Trust, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Joint Successor Trustee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 5th day of October, 2016.

My Commission Expires:_____

_____
Notary Public

D. TODD SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
EXPIRES 8-21-18

Witness my/our hand(s) this 5th day of October, 2016.

THE HERMAN L. CRAIGHEAD AND RUTH W. CRAIGHEAD REVOCABLE LIVING TRUST

By: _____
Larry D. Craighead, Joint Successor Trustee

October 05, 2016
Date

STATE OF Texas

COUNTY OF Dallas }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Larry D. Craighead, Joint Successor Trustee for The Herman L. Craighead and Ruth W. Craighead Revocable Living Trust, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Joint Successor Trustee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 5th day of October, 2016.

My Commission Expires: 6/30/19

_____
Notary Public

LOLA C. BROWN
MY COMMISSION EXPIRES
June 30, 2019

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066