THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 161210221**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $450,000.00 Affiant Subscribed and sworn to before me, this 9th day of January, 2017. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20170002033 DEEDWARR
Recvd: 01/09/17 12:35 2 pgs
Fees:13.00 Taxes:1665.00
20170109-0002301

JONATHAN B. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2020

WARRANTY DEED

Address New Owner: Margaret Dodson and Ben Baden 926 BENTON AVE Nashville, TN 37204-2002	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 105-09-0-408.00

FOR AND IN CONSIDERATION of the value of Four Hundred Fifty Thousand and NO/100 ($450,000.00) Dollars, which consideration is satisfied by the payment of Three Hundred Fifty Thousand and NO/100 and the gift by the Grantors to the Grantees of the remaining One Hundred Thousand Dollars of the value, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, Harlan Dodson and Margaret Behm ("Grantors") have this day bargained and sold and do hereby transfer and convey unto Margaret Dodson and Benjamin Baden, as tenants by the entirety, ("Grantees"), their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, which is more particularly described as follows:

Land in Davidson County, Tennessee, being the Easterly 60 feet of Lot No. 40 on the Waverly Land Company's Plan of Lots, called Waverly Place, as of record in Book 57, Page 95, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the Northerly margin of Arthington Avenue (now known as Benton Avenue) at a point 160 feet East from the Easterly margin of 10th Avenue South, formerly Jowett Avenue; thence, with the Northerly margin of Arthington Avenue (Benton Avenue), Eastwardly 60 feet to the corner of Lot Nos. 40 and 42; thence, Northwardly with the line between said two Lots 218 feet to the Southerly margin of an alley; thence, with the Southerly margin of said alley Westwardly 50 feet; thence, Southwardly 217 feet, more or less, to the beginning.

Being the same property conveyed to Harlan Dodson and Margaret Behm, as tenants by the entirety by Warranty Deed from Charles Day and Evalina Day, husband and wife, recorded on the 22nd day of April, 2013 in Instrument No. 20130422-0039422, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WAVERLY LAND COMPANY'S PLAN OF LOTS, CALLED WAVERLY PLACE, as recorded in Plat Book 57, Page(s) 95.

This is improved property located at 926 BENTON AVE Nashville, TN 37204-2002.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of January, 2017.

Harlan Dodson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Harlan Dodson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of January, 2017.

Notary Public

My Commission Expires: _____

JONATHAN B. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

Margaret Behm

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Margaret Behm, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of January, 2017.

Notary Public

My Commission Expires: _____

LISA C. WOODRUFF STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires AUG. 18, 2018