BILL GARRETT, Davidson County
Trans:T20170003120 DEEDWARR
Recvd: 01/12/17 09:39 2 pgs
Fees:13.00 Taxes:973.10
20170112-0003510

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $263,000.00.

Affiant

Subscribed and sworn to before me this 10th day of January, 2017.

Notary Public
My Commission Expires: 7.2.18

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

16-0782

Address of New Owner:	Send Tax Bills to:	Tax Information:
Elizabeth C. Renick	Franklin Synergy Bank	
627 Elysian Fields Road	134 Pewitt Dr. Ste.100	132-16-0-060.00
Nashville, TN 37211	Brentwood, TN 37027	

WARRANTY DEED

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 hereby acknowledged, we

Ronald G. Benson and Morgan I. Benson, husband and wife

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Elizabeth C. Renick, unmarried

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 618 on the Plan of Section Seven, Caldwell Hall, of record in Plat Book 3300, Page 19, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Westerly margin of Elaine Drive; at the corner of Lots 617 and 618; thence with the line between said lots, Westerly 129.4 feet to a point; thence Northwardly 127.25 feet to a point in the Southerly margin of Elysian Fields Road; thence with the margin of the same, Easterly 101.41 feet to the beginning of a curve; thence around said curve, Southeasterly 39.27 feet to a point in the Westerly margin of Elaine Drive; thence with the margin of the same, Southwardly 90.1 feet to the point of beginning.

Being the same property conveyed to Ronald G. Benson and wife, Morgan I. Benson by Warranty deed from James Russell Long and wife, Curry Long of record in Instrument No. 20120613-0051516 Register's Office for Davidson County, Tennessee, dated June 08, 2012 and recorded on June 13, 2012.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **627 Elysian Fields Road, Nashville, TN 37211.**

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.

Witness our hands this 9 day of January, 2017.

MARTHA BOONE WHITE
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES MAY 31, 2018
COMMISSION # 192417

Ronald G Benson
Ronald G. Benson

Morgan I. Benson
Morgan I. Benson

MARTHA BOONE WHITE
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES MAY 31, 2018
COMMISSION # 192417

STATE OF VIRGINIA
COUNTY OF VA BEACH

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Ronald G. Benson and Morgan I. Benson**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Va Beach, Virginia, this 9 day of January, 2017.

Martha Boone White
Notary Public

My Commission Expires: 5/31/2018