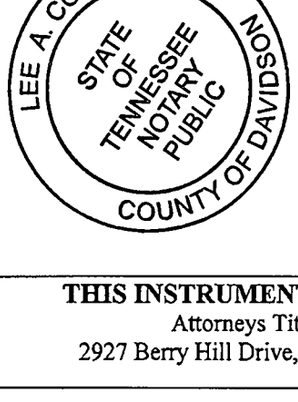
WARRANTY DEED



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$176,000.00.**

Affiant

Subscribed and sworn to before me, this the 14th day of February, 2017.

Notary Public

My commission expires: 11/5/2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Oscar Randolph Batson, Jr. **Hannah B. Gardner**	**OWNERS**	**Map 104-05-0 Parcel 425.00**
726 Centerpoint Ln		
Nashville, TN 37209		

BILL GARRETT, Davidson County
Trans: T20170013652 DEEDWARR
Recvd: 02/15/17 09:09 2 pgs
Fees: 13.00 Taxes: 651.20
20170215-0015501

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

William Wilder Benneyworth, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Oscar Randolph Batson, Jr.

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:

An individual 50% interest in the following property:

Land in Davidson County, Tennessee, being Lot B on the Plan of Benneyworth's Subdivision of the West Part of Lot 1 on the Map of Hardison & Young's Lots in West End Park, of record in Plat Book 8250, Page 244, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being part of the same property conveyed to Stephen R. Benneyworth and wife, Ellen T. Benneyworth, by Deed dated March 29, 1993 from Jewel B. Jordan and Mary Margarette Jordan, both unmarried, of record in Book 8902, Page 224, Register's Office for Davidson County, Tennessee. The said Stephen R. Benneyworth and Ellen T. Benneyworth having since divorced, the property was vested in Stephen Roy Benneyworth and Ellen Tosh Benneyworth, as tenants in common by Final Decree of Divorce filed in Docket No. 03D-1387, dated February 10, 2004, in the Fourth Circuit Court for Davidson County, Tennessee, and filed of record in Instrument No. 20040305-0025494, in the Register's Office for Davidson County, Tennessee. The said Ellen Tosh Benneyworth having quitclaimed her one-half undivided interest in said property to Stephen Benneyworth, by Quitclaim Deed of record in Instrument No. 20051230-0157088, dated December 3, 2005; the said Stephen Roy Benneyworth having since died intestate on August 5, 2014. The Estate was probated in No. 14P-1604, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. The property passed to Hannah B. Gardner and William Wilder Benneyworth and they are the only two children born to him and no children were adopted by him. Hannah B. Gardner and William Wilder Benneyworth are his only sole heirs at law and Stephen Roy Benneyworth was unmarried at the time of his death, as set out in the Affidavit of Inheritance Stephen Roy Benneyworth, deceased, of record in Instrument No. 20150721-0071156, in the Register's Office for Davidson County, Tennessee.

This Warranty Deed has been executed and delivered in order to convey the interest inherited by the said William Wilder Benneyworth to Oscar Randolph Batson, Jr. The property is now vested in Hannah B. Gardner and Oscar Randolph Batson, Jr., each as to an undivided fifty (50%) percent interest as tenants in common.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 8250, Page 244, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__x__) Unimproved (____) property, known as **3528 Murphy Road, Nashville, TN 37209**

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 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 my/our hand(s) this **14th** day of **February, 2017.**

William Wilder Benneyworth

William Wilder Benneyworth

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **William Wilder Benneyworth,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **14th** day of **February, 2017.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21