BILL GARRETT, Davidson County
Trans:T20170030415 DEEDWARR
Recvd: 04/11/17 10:08 2 pgs
Fees:13.00 Taxes:701.15
20170411-0035232

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $189,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 7th day of April, 2017.

NOTARY PUBLIC

My commission expires: 3-29-18

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Pamela Ruth Benford and Kerry E. Benford	SAME AS NEW OWNER	150-02-0-459.00
(NAME)	(NAME)	
3053 Brantley Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		

Warranty Deed

For and in Consideration of the sum of $189,500.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Daryl Spicer and James Deatrick, Jr.,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Pamela Ruth Benford and Kerry E. Benford, wife and husband**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Resubdivision Lot. No. 16 Percy Priest Meadows Addition, Section 1 and Lot 176 Harbor Gate, Section 2 Revised of record in Plat Book 6050, Page 503, Register' s Office for said County, in which reference is made for a more complete description.

Being the same property conveyed to RICHARD A. BROTHERS AND WIFE, BONNIE K. BROTHERS, by deed from ANDY R. GRAHAM AND WIFE, JANE A. ROBERTSON-GRAHAM, of record in Book 11606, page 292, dated July 30, 1999, said Register's Office. Being further conveyed to BONNIE K. BROTHERS, by Quitclaim Deed from RICHARD A. BROTHERS, of record in Instrument No. 20031013-0151472, dated September 24, 2003, said Register's Office. Being further conveyed to BONNIE K. BROTHERS AND THOMAS LOUIS FRANGIS II, WIFE AND HUSBAND, by Quitclaim Deed from BONNIE K. BROTHERS, of record in Instrument No. 20140312-0020738, dated March 12, 2014, said Register's Office.

Being the same property conveyed to DARYL SPICER AND JAMES DEATRICK JR., by deed from BONNIE K. BROTHERS AND THOMAS LOUIS FRANGIS II, WIFE AND HUSBAND , of record in Instrument No. 20170327-0029636, dated March 24, 2017, said Register's Office.

This property is __unimproved _X_improved property known as: 3053 Brantley Drive, Antioch, TN 37013.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 7th day of April, 2017.

Daryl Spicer

James Deatrick, Jr.

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Daryl Spicer and James Deatrick, Jr., the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of April, 2017.

Notary Public
My Commission Expires: 3-27-18

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122