THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170411499**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $765,000.00. Affiant Subscribed and sworn to before me this 28th day of April, 2017. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20170039870 DEEDWARR
Recvd: 05/10/17 11:21 2 pgs
Fees:13.00 Taxes:2830.50
20170510-0046415

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Edwin W. Benson, Jr. and Jamie P. Benson 1104 CLIFTON LN Nashville TN 37204-3230	New Owner	Tax Parcel ID No. 118-09-0-017.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Benjamin Martin Bentley and Mary Katherine Bentley, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Edwin W. Benson, Jr. and Jamie P. Benson, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 10 in O.F. Noel's Unrecorded Plan of Lots, being part of the same property conveyed to O.F. Noel by deed from M.D. Cantrell recorded in Book 44, Page 479, Register's Office for Davidson County, Tennessee, and since subdivided into lots and known as "Noelton". Said part of Lot No. 10 is more particular described as follows:

Beginning at a point in the Northerly margin of Clifton Avenue (formerly 4th Avenue) at the Southwester corner of Lot No. 10; thence Eastwardly with the Northerly margin of said Avenue, 50 feet to a point; thence Northwardly with a line parallel to the Westerly line of Lot No. 10, 200 feet to a point; thence Westwardly with a line parallel to Clifton Avenue, 50 feet to a point in the line between Lots 9 and 10; thence with the line between said lots, Southwardly 200 feet to the point of beginning.

Being the same property conveyed to Benjamin Martin Bentley and Mary Katherine Bentley, husband and wife by Warranty Deed from Jason Bockman, unmarried, recorded on the 4th day of March, 2013 in Instrument No. 20130304-0021307, 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.

Driveway Easement of record in Instrument No. 20170510-0046414, in the Register's Office of Davidson County, Tennessee.

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

This is improved property located at 1104 CLIFTON LN Nashville, TN 37204-3230.

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 28th day of April, 2017.

Benjamin Martin Bentley Mary Katherine Bentley

Benjamin Martin Bentley
By: Mary Katherine Bentley,
Attorney-in-fact

By: Mary Katherine Bentley
Attorney-in-fact

Mary Katherine Bentley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mary Katherine Bentley,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Benjamin Martin Bentley** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 28th day of April 2017.

Notary Public

My Commission Expires: _____

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