BILL GARRETT, Davidson County
Trans:T20170041310 DEEDWARR
Recvd: 05/15/17 15:22 3 pgs
Fees:18.00 Taxes:525.40
20170515-0048191

BOX 44

THIS INSTRUMENT PREPARED BY:
WESLEY D. TURNER
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, Tennessee 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $142,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of May, 2017.

Notary Public

My Commission Expires: 10-14-2019

DONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Robert A. Benshoff and Rachel M. Hayes 916 14th Avenue South Nashville, TN 37212-2408	SAME	07116028800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **YVONNE B. LEGGETT AND HUSBAND, MICHAEL R. LEGGETT**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **ROBERT A. BENSHOOF AND RACHEL M. HAYES**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the southerly 85 feet of Lot No. 380 on the Plan of Oakwood Park, as of record in Book 421, page 12, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 380 fronts 85 feet on the easterly side of Montgomery Avenue, formerly North 9th Street, and extends back 90 feet, more or less, on the northerly line and 61 feet on the southerly line, with the northerly margin of Richardson Avenue, to the westerly margin of the right-of-way of the L & N Railroad, measuring 85 feet, more or less, thereon.

Being the same property conveyed to Yvonne B. Leggett and Michael R. Leggett by Substitute Trustee's Deed from Ronald B. Buchanan, Substitute Trustee, of record in Instrument No. 20060907-0110516, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2017 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 421, page 12, Register's Office for Davidson County, Tennessee.

3. Subject to the right-of-way of the L & N Railroad.

This is improved property known as: **1201 Montgomery Avenue, Nashville, TN 37207.**

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 Grantors covenant with the said Grantees that they 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 further covenant and bind themselves, their heirs and assigns, 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.

Executed this 15th day of May, 2017.

Yvonne B. Leggett

Michael R. Leggett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **YVONNE B. LEGGETT**, the within named bargainor, 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 15th day of May, 2017.

LINDA TURNER RAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 11/6/17

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHAEL R. LEGGETT**, the within named bargainor, 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 15th day of May, 2017.

LINDA TURNER RAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 11/6/17