THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 233,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JULY, 2017. Notary Public MY COMMISSION EXPIRES: March 3, 2020 (AFFIX SEAL)

PRISCILLA C. URBANEK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory D. Benning	owner	MAP 173-09-0A
8622 Gauphin Place		PARCEL 427.00-CO
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Sarrah Hassel (also known as Sarah Hassell), a single person**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gregory D. Benning**

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 366 on the Plan of Phase Six, Lenox Village of record in Plat at Instrument No. 20050112-0004530, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sarah Hassell (also known as Sarrah Hassel), a single woman by Warranty deed from Hollis Inman, II and Mary Margaret Inman, as husband and wife of record in Instrument No. 20120529-0046026 Register's Office for Davidson County, Tennessee, dated May 17, 2012 and recorded on May 29, 2012.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **8622 Gauphin Place; Nashville, TN 37211.**

BILL GARRETT, Davidson County
Trans: T20170058084 DEEDWARR
Recvd: 07/07/17 11:02 2 pgs
Fees: 13.00 Taxes: 862.10
20170707-0068427

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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 hand this the 6th day of July, 2017.

Sarrah Hassel by James A. Waechter, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James A. Waechter** 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 on behalf of **Sarrah Hassel**, as her Attorney in Fact, as the free act and deed of the within named **Sarrah Hassel**.

Witness my hand and official seal this the 6th day of July, 2017.

My Commission expires March 3, 2020

Notary Public

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE