NEW OWNER:

Robert A. Benshoof
Rachel M. Hayes
5652 Clarksville Pike
Joelton, TN 37080

SEND TAX BILLS TO:

New Owners
916 14th Ave S.
Nashville, TN 37212

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 17-0364 KP

029-00-0-215.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20170059515 DEEDWARR
Recvd: 07/12/17 10:23 3 pgs
Fees:18.00 Taxes:592.00
20170712-0070022

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Sixty Thousand and 00/100 Dollars ($160,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **DUSTIN B. SNELL, UNMARRIED**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **ROBERT A. BENSHOOF AND RACHEL M. HAYES, HUSBAND AND WIFE** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in the 14th Civil District, Davidson County, Tennessee, beginning at an iron pin in the East margin of Clarksville Pike, the same being located 218 feet South of the Southwest corner of the property conveyed to Wm. L. Adrian by Deed of record in Book 1518, page 539 Register's Office for Davidson County, Tennessee; thence North 65 degrees 26' East 340.7 feet to an iron pin; thence South 27 degrees 34' East 209.5 feet to an iron pin; thence South 65 degrees 41' West 159.4 feet to an iron pin; thence South 77 degrees 44' 30" West 205.5 feet to an iron pin in the East margin of Clarksville Pike; thence North 21 degrees 04' West with the East margin of said Pike 182.26 feet to the beginning and containing 1.64 acres more or less.

Being the same property conveyed to Dustin B. Snell, unmarried by Warranty Deed from Leonessa Valorani, unmarried of record in Instrument No. 20140604-0048238 Register's Office for Davidson

County, Tennessee, dated May 30, 2014 and recorded on June 04, 2014. (Value of consideration shown in aforementioned deed $95,000.00.)

Being also known as 5652 Clarksville Pike Joelton, Tennessee 37080.

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

GRANTOR covenants with said Grantees 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 all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 7th day of **July, 2017**.

DUSTIN B. SNELL

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, DUSTIN B. SNELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 7th day of **July, 2017**.

NOTARY PUBLIC

My commission expires: 5-20-20

SILVIA GRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $ **160,000.00** .

Danielle Imbarretto
AFFIANT

Sworn to and subscribed to before me this 7th day of **July, 2017**.

Tammy A. Novitsky
NOTARY PUBLIC

My commission expires: 01-07-2020

TAMMY A. NOVITSKY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY