Bill Garrett Davidson County
Batch# 13937 DEEDQC
10/16/2017 10:03:10 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20171016-0105619

Return:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615.377.3319

THIS INSTRUMENT
PREPARED BY:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 18 day of September, 2017.

NOTARY PUBLIC

My Commission Expires: _____

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 9, 2020

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel:**
Seth Benge and Christine Benge 1707 S. Hamilton Road Nashville, TN 37218	SAME	80-4-069.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Seth Benge, a single man, and Christine C. Shields, a single woman,** Grantors, hereby quitclaim and convey all of their undivided right, title and interest to the hereinafter described property to **Seth Benge and Christine Benge (f/k/a Christine C. Shields), husband and wife,** Grantees. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 15, Block No. 2, Plan of G. T. Sheegog's Subdivision at Bordeaux, as of record in Book 421, Page 191, in the Register's Office for Davidson County, Tennessee, described according to a survey made by T. R. Sanford, Surveyor, dated May 20, 1954, described as follows:

Beginning in the center line of South Hamilton Road, at a point 52.88 feet southwesterly from the corner of Lots Nos. 14 and 15 in said plan; thence with the center line of said road, southwesterly 52.88 feet to a point 164.24 feet northeasterly of the center of Old Hydes Ferry Road; thence northwesterly with Springer's line 200.86 feet, more or less, to the southeasterly line of Lot No. 8, thence northeasterly with the line of Lot No. 8, 52 feet to a point; thence southeasterly with Summer's Line 210.43 feet, more or less, to the point of beginning.

Being the same property conveyed to Seth Benge, a single man, and Christine C. Shields, a single woman, taking jointly with right of survivorship, by Warranty Deed, from Mabel Maxine Duke and husband, Billy C. Duke, dated February 13, 2017, of record in Instrument No. 20170223-0018152, Register's Office for Davidson County, Tennessee.

This property is known as: **1707 S. Hamilton Road, Nashville, TN 37218**

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 18 day of September, 2017.

Seth Benge

Christine Benge
f/k/a Christine C. Shields

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Seth Benge and Christine Benge (f/k/a Christine C. Shields) with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

This the 18 day of September, 2017.

My Commission Expires: 11/6/2017

Notary Public

MARY EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY