PREPARED BY & RETURN TO:

1ST QUALITY TITLE, LLC
661 LONE OAK ROAD
MT. JULIET, TN 37122

Bill Garrett Davidson County
Batch# 23198 **DEEDWARR**
11/07/2017 11:17:59 AM 2 pgs
Fees: $13.00 Taxes: $684.50

20171107-0114516

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Danny Brazzell, unmarried has this day bargained and sold and does hereby transfer and convey unto Scott Benjamin and Catherine Benjamin, husband and wife, their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 16 on the Plan of Spence Enclave Townhomes, a Planned Unit Development as shown on Exhibit A-2 to the Declaration of Covenants, Conditions and Restrictions establishing the Spence Enclave Townhomes of record as Instrument Number 20061213-0153595, 20080222-0017508-20080423-0041404, and 20080507-047102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Danny Brazzell, unmarried by Warranty Deed from R.J. York Homes, LLC, a Tennessee Limited Liability Company, dated 06/02/08, of record in Instrument No. 20080608-0057878, Register's Office for Davidson County, Tennessee,

This is improved property known as 705 Spence Enclave Lane, Nashville, TN 37210.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Scott Benjamin and Catherine Benjamin, husband and wife, their heirs and assigns, forever.

The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said parcel of real estate and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current years taxes.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS THIS THE 3rd day of November, 2017.

Danny Brazzell

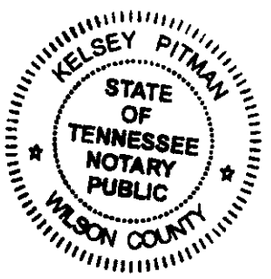
Danny Brazzell

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1106

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared Danny Brazzell, unmarried with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the within named bargainor(s), executed the foregoing instrument for the purposes therein contained.

Witness my hand this 3rd day of November, 2017.



Kelsey Pitman
NOTARY PUBLIC
MY COMMISSION EXPIRES 9/22/20

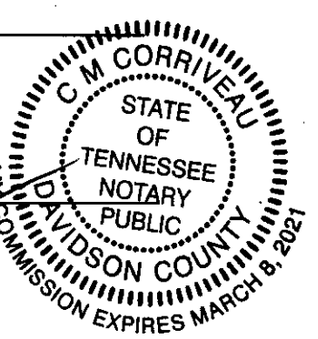
AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $185,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 3rd day of November, 2017.

My Commission Expires: **NOTARY PUBLIC**



Map & Parcel No.: 094-16-0-E-016.00-CO

Name and address of new owner:
Send tax bills to:
~~BankcorpSouth~~ Bank
P.O. Box 3356
Tupelo, MS 38803