Prepared By:
Timios, Inc.

5716 Corsa Ave., Suite 102

Westlake Village, CA 91362

Phone: (877) 884-6467

After Recording Return To:
CHERYL L. BENION
2105 SUMMITT AVE
NASHVILLE, TN 37218-2729

New Owner\Send Tax Statements to :
Cheryl L and Keith L Benion
2105 Summit Ave
Nashville TN 37218

Bill Garrett Davidson County
Batch# 50119 DEEDWARR
01/22/2018 03:38:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180122-0006518

WARRANTY DEED

PARCEL NUMBER: 070 13 0 004.00

THIS INDENTURE, made this 6 day of Jan., 2018, by and between KEITH L. BENION, AND CHERYL L. BENION, HUSBAND AND WIFE, WHO ACQUIRED TITLE AS KEITH L. BENION AND CHERYL L. ROBINSON, UNMARRIED party or parties of the first part, hereinafter collectively referred to as GRANTOR, and CHERYL L. BENION AND KEITH L. BENION, HUSBAND AND WIFE AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP as party or parties of the second part, hereinafter referred to as GRANTEE (the words Grantor and Grantee to include their respective heirs, successors and assigns where the context requires or permits):

WITNESSETH: For and in consideration of Zero Dollars ($ 0.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in DAVIDSON, State of Tennessee:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 16 ON THE MAP OF RESHA HEIGHTS, AS OF RECORD IN BOOK 1424, PAGE 110, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 16 FRONTS 100.8 FEET ON THE WESTERLY SIDE OF SUMMITT AVENUE AND RUNS BACK BETWEEN LINES 180.5 FEET ON THE NORTHERLY LINE AND 125.8 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 124.8 FEET THEREON. PARCEL: 070 13 0 004.00 BEING THE SAME PROPERTY CONVEYED TO KEITH L. BENION, UNMARRIED AND CHERYL L. ROBINSON, UNMARRIED BY DEED FROM JAMES EDWARD SLOAN, SR. AND WIFE, MARGIE ELIZABETH SLOAN RECORDED 10/06/1987 IN DEED BOOK 7372 PAGE 31, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons. The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF: The said parties of the first part have hereunto set their hands and seal the day and year first above written.

Witness 1

CHERYL L. BENION

Witness 2

KEITH L. BENION

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Cheryl L. Benion & Keith L. Benion, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 4 day of Jan., 2018.

My Commission Expires: 01-29-20

Notary Public

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires January 29, 2020

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ 0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me
this 4 day of Jan., 2018.

My Commission Expires: 01-29-20

Notary Public

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires January 29, 2020

EXHIBIT "A"

LEGAL DESCRIPTION

File No: 08-01552574

A CERTAIN TRACT OR PARCEL OF **LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:**

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 16 ON THE MAP OF RESHA HEIGHTS, AS OF RECORD IN BOOK 1424, PAGE 110, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 16 FRONTS 100.8 FEET ON THE WESTERLY SIDE OF SUMMITT AVENUE AND RUNS BACK BETWEEN LINES 180.5 FEET ON THE NORTHERLY LINE AND 125.8 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 124.8 FEET THEREON.

PARCEL: 070 13 0 004.00

BEING THE SAME PROPERTY CONVEYED TO KEITH L. BENION, UNMARRIED AND CHERYL L. ROBINSON, UNMARRIED BY DEED FROM JAMES EDWARD SLOAN, SR. AND WIFE, MARGIE ELIZABETH SLOAN RECORDED 10/06/1987 IN DEED BOOK 7372 PAGE 31, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

True Copy Certification

I, Bianca Williams, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Bianca Williams
Signature

State of Texas

County of Collin

KATHERINE WITT

Personally appeared before me, [Name of Notary], a notary public for this county and state, *[name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

*BIANCA WILLIAMS

Notary's Signature

My Commission Expires: 5/21/19
Notary' Seal (if on paper)

KATHERINE WITT
MY COMMISSION EXPIRES
May 21, 2019