STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of July, 2018.

Notary Public
MY COMMISSION EXPIRES: 1-2422
File No. G18-2368

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Bill Garrett Davidson County
Batch# 118828 DEEDWARR
07/20/2018 10:29:31 AM 2 pgs
Fees: $13.00 Taxes: $584.60
20180720-0070899

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
David M. Benson and Debbie Metzger (NAME)	Old Hickory Credit Union (NAME)	102-04-0-208
6527 Cougar dr. (STREET ADDRESS)	1000 Industial Road (STREET ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, I, **Scott Billingsby, an unmarried man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David M. Benson, a single man, and Debbie Metzger, a single woman, as Tenants in Commom with Rights of Survivorship**, HEREINAFTER CALLED THE GRANTEES, THEIR 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. 776, on the plan of Charlotte Park, Section 22, of record in Book 3700, Page 67 and 68, Register's Office for said County, Tennessee.

Said Lot No. 776 fronts 77.5 feet along the Northwest side of Cougar Drive and extends back between parallel lines 154.2 feet to a dead line in the rear.

Being the same property conveyed to Scott Billingsby, an unmarried man, by Deed dated August 28, 2015 from The Secretary of Housing and Urban Development, recorded September 1, 2015, in Instrument Number 20150901-0088965, in the Official Records of Davidson County, Tennessee.

Scott Billingsby, an unmarried man

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Book 3700, page 67 and 68, Register's Office for Davidson County, Tennessee.

2. Restrictions as recorded in Book 4017, Page 699, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.
The This is improved property, known as 6527 Cougar Drive, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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/our hand(s) this 16th day of July, 2018.

Scott Billingsby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of July, 2018, before me personally appeared Scott Billingsby, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 16th day of July, 2018.

Notary Signature
My commission expires: 6/22/21

PRESTON D MATTHEWS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066