Karen Y Johnson Davidson County
Batch# 151090 DEEDWARR
10/12/2018 11:07:42 AM 2 pgs
Fees: $13.00 Taxes: $684.50

20181012-0101397

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

ELIZABETH HARLAND WILLIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JANUARY 30, 2022

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $185,000.00

Affiant

Subscribed and sworn to before me, this 10th day of October, 2018.

Notary Public

My commission expires: 1-30-22

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

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Terrye Blystone	**New Owner**	**Map/Parcel 086-00-0-071.00**
P. O. Box 2014		
Mt. Juliet, Tennessee 37121		

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 HEREBY ACKNOWLEDGED,

Benson's Inc., a Tennessee corporation,

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Terrye Blystone

HEREINAFTER CALLED THE GRANTEE, HER 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 a small tract of land in the 4th Civil District of Davidson County, Tennessee, being part of a 90-1/2 acre tract allotted to Ruth S. Gleaves by decree of the County Court for said County, as of record in Minute Book T, Page 333, and being part of a 22.8 acre tract allotted to Mary E. Gleaves by deed of partition among the heirs of W. D. Gleaves, deceased, of record in Book 702, Page 481, Register's Office for Davidson County, and described according to a copy of a survey thereof made by W.W. Turner Company Engineers, dated April 19, 1949 as follows:

Beginning at a point in the easterly margin of Dodson Chapel Road, 119 feet North of the north margin of Central Pike; North 3 deg. 29' West 124.5 feet to a point in a wire fence, being Carver's southwest corner; thence with said fence, North 86 deg. 30' East 187.3 feet to a corner fence post; thence South 4 deg. West 95.5 feet to a stake; thence South 77 deg. 05' West 177.1 feet to the beginning.

Being the same property conveyed to Benson's Inc., by Warranty Deed, from Monica D. Edwards, Conservator of the Person and Estate of Anita Deck, Ward, dated June 5, 2003, of record in Instrument No. 20030619-0084897, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 4005 Dodson Chapel Road, Hermitage, TN 37076.

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 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. Wherever 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 10th day of October, 2018.

Benson's Inc.

Karen Benson

By: Karen Benson, Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Karen Benson, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Secretary of Benson's, Inc., a Tennessee corporation, and is authorized by said corporation to execute this instrument on its behalf.

Witness my hand, at office, this 10th day of October, 2018.

A. Scott Hubbard

Notary Public

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 11-23-20

File #: **180569SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027