WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER **$150,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12 DAY OF OCT 2018, 2018

Notary Public

MY COMMISSION EXPIRES: ~~January 6, 2020.~~ 4-13-22

(AFFIX SEAL)

Karen Y Johnson Davidson County
Batch# 151294 DEEDWARR
10/15/2018 09:33:30 AM 3 pgs
Fees: $18.00 Taxes: $555.00
20181015-0101691

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP - PARCEL NO(S)
Amanda D Benson	SAME AS NEW OWNER	060-02-0-098.00
(Name)	(Name)	
3017 Capps Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **LEROY B HAMER, UNMARRIED** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMANDA D BENSON** HEREINAFTER CALLED THE GRANTEE(S), 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(s) 68, as shown on the map entitled the Plan of Parkwood Estates, Section One, of record in Book 2900, pages 119 and 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to LEROY B. HAMER, UNMARRIED, by deed from PHILLIP NEWSMITH, UNMARRIED, of record in Instrument No. 20140519-0043007, dated May 16, 2014, said Register's Office.

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. 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.

Executed by my hand this the 12th of October, 2018..

Leroy B Hamer

STATE OF Tennessee

County OF Davidson

I, Maxine J. Rucker, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Leroy B Hamer personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 12th of October, 2018.

Notary Public

My Commission Expires: January 6, 2020

MAXINE J. RUCKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

Please return to
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 5-2019

(SEAL)

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY