Karen Y Johnson Davidson County
Batch# 151496 DEEDWARR
10/15/2018 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $3,700.00
20181015-0102038

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,000,000.00. Austin Benedict Affiant Subscribed and sworn to before me, this the 11th day of October, 2018. Notary Public My commission expires: 11-8-2021

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Austin Benedict Holly Benedict	One West Bank, a Div. of CIT Bank N.A. 75 N. Fair Oaks Ave. Pasadena CA 91103	
2418 Craig Avenue		118-05-0-125.00
Nashville, TN 37204		

STATE OF TENNESSEE NOTARY PUBLIC BRENDA LEWIS DAVIDSON COUNTY

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **AMY RAY AND JOSHUA RAY, WIFE AND HUSBAND, AND DONNA M. GUEST, A SINGLE PERSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AUSTIN BENEDICT AND HOLLY BENEDICT, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 1 on the Plan of First Revision, Resubdivision (Partition) of Lot 28, Original Map of Vaulx Lands (not of record), shown on the Plan of Section 1, Battlefield Estates of record in Instrument Number 20121211-0113868, revising Instrument Number 20111228-0101467 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Amy Ray and Joshua Ray, wife and husband by Warranty deed from WHS Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20140318-0022214 Register's Office for Davidson County, Tennessee, dated March 12, 2014 and recorded on March 18, 2014.

Being the same property conveyed to Amy Ray and Joshua Ray, wife and husband, as to a 75% undivided interest; and to Donna M. Guest, a single person, as to a 25% undivided interest; as tenants in common with the right of survivorship by Quitclaim deed from Amy Ray and Joshua Ray, wife and husband of record in Instrument No. 20140516-0042208 Register's Office for Davidson County, Tennessee, dated May 12, 2014 and recorded on May 16, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2418 Craig Avenue, Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of October, 2018.

Amy Ray

Joshua Ray

Donna M. Guest

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Amy Ray and Joshua Ray and Donna M. Guest, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11th day of October, 2018.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Certificate of Authenticity

I, John Cobb Rochford, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Dianne R. Kirby, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 09-07-21

Notary's Seal (If on paper)

DIANNE R. KIRBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY