WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF SEPTEMBER, 1999.

Notary Public

MY COMMISSION EXPIRES: July 26, 2003.

(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

BOOK 11660 PAGE 254 My Commission Expires JULY 26, 2003

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ramon E. Matute	**North American Mortgage Company**	**91-6-236**
(NAME)	(NAME)	
5510 Tennessee Avenue	**4301 Hillsboro Road, Suite 328**	**12W18290**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Jonathan Adam Bennett and wife, Melissa Crooks Bennett and Matthew David** Bennett, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ramon E. Matute, an unmarried man**, 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 Nos. 1419 and 1421, of Block 12, on Plan No. 2 of West Nashville, of record in Book 57, Page 172, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jonathan Adam Bennett and wife, Melissa Brooks Bennett and Mathew David Bennett, a married man by deed from Pearl R. Terry, unmarried of record in Book 10163, Page 3 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as **5510 Tennessee Avenue, Nashville, TN 37209**
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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.

Witness my/our hand(s) this 7th day of September, 1999.

Matthew David Bennett
By: Jonathan Adam Bennett, his Attorney-In-Fact

Jonathan Adam Bennett

Melissa Crooks Bennett

526

06354406
KEY REFERENCE
99 SEP 14 AM 8:41
REGISTER
DAVIDSON COUNTY, TN.
09/14 0101 02CHECK 233.00

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jonathan Adam Bennett and Melissa Brooks Bennett, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 7th day of September, 1999.

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission expires: July 26, 2003

Shannon Philbin Notary Public

My Commission Expires JULY 26, 2003

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jonathan Adam Bennett with whom I am personally acquainted, and who, upon his oath, acknowledged himself to be the Attorney-In-Fact for the within named Matthew David Bennett and being authorized to act on behalf of said person executed the foregoing instrument as his free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 7th day of September.

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission expires: July 26, 2003

Shannon Philbin Notary Public

My Commission Expires JULY 26, 2003

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

CO	- CONVEYANCE	CC	- CERTIFIED COPY	MISC	- MISCELLANEOUS
MO	- MORTGAGE	REL	- RELEASE	CO TX	- STATE TAX CONVEY
WD	- WARRANTY DEED	UCC	- UNIFORM COMMERCIAL CODE	MO TX	- STATE TAX MORT
TD	- TRUST DEED	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

BOOK 11660 PAGE 256

0635406

99 SEP 14 AM 8:41

CAMT	60000.00
CON TX	222.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	233.00
CHECK	233.00

09/14/99 01 08:44 0001 7975

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1515956