File Box 9B
First Title & Escrow Co., Inc.

#17661

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/16/01 12:01 2pgs
Fees:11.00 Taxes:2956.30

20010216-0015047

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF FEBRUARY, 2001.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES:

(AFFIX SEAL)

My Commission Expires September 25, 2004

**THIS INSTRUMENT WAS PREPARED BY**
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Sharon K. Bennett Living Trust | Sharon K. Bennett Living Trust | Map 157-08-0-A Parcel 016.00CO |
| (NAME) | (NAME) | |
| 13 Middleton Park Lane | 13 Middleton Park Lane | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | 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, Southern Homes, Inc*, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sharon K. Bennett, Trustee of the Sharon K. Bennett Living Trust, dated 12-23-99, 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: *a Tennessee corporation

A certain tract or parcel of land in Davidson County, Tennessee, State of Tennessee, being more particularly described as follows to-wit:

Lot 16 of Middleton, a Residential Planned Unit Development, 3rd Revision recorded on May 16, 1989, of record in Book 6900, page 900, Register's Office for Davidson County, Tennessee, superseding Middleton, a Residential Planned Unit Development, 2nd Revision recorded on March 29, 1987, of record in Book 6900, page 257, Register's Office for said County.

Being the same property conveyed to Southern Homes, Inc. by warranty deed of George Hicks, Jr. and wife, Vicky Hicks duly recorded in the Register's Office of Davidson County, Tennessee as Instrument Number 20000 62900 647 57.

THIS CONVEYANCE IS SUBJECT TO: (l)2001 Metropolitan Davidson County Taxes which have been prorated and assumed by the Grantee; (2) Matters appearing on the plan of record in Plat Book 6900, page 900, said Register's Office; (3) storm water detention agreement of record in Book 6505, page 881; water and sewer purposes in deeds of conveyance of record in Book 8377, page 744, 812 and 816; (4) covenants, conditions and restrictions of record in Book 6522, page 212, first amendment in Book 7119, page 345 and second amendment in Book 9816, page 844, third amendment in Book 10714, page 744, said Register's office.

unimproved ☐
This is improved ☒ property, known as 13 Middleton Park Lane, Nashville, TN 37215
(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 hand this 13th day of February, 2001.

Southern Homes, Inc.

By: _____
Thomas V. Robinson, President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Thomas V. Robinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself President of Southern Homes, Inc., the within named bargainor, a corporation and that Thomas V. Robinson, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation himself as President of said corporation.

Witness my hand and official seal at Franklin, Tennessee this 13th day of February, 2001.

Commission expires: 6/16/04



Notary Public