WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/02/04 11:20 2pgs
Fees:13.00 Taxes:441.23

20040402-0037372

DOLLY T. PEAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 30, 2005

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,250.00

Sandi McClard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MARCH, 2004.

Dolly Peay
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Hershberger	Cavalry Banking	136-3C-113
(NAME)	(NAME)	
3731 Colonial Heritage Drive	114 W. College Street	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Murfreesboro, TN 37133	
(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, Katherine M. Bennett, unmarried,HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Hershberger and wife, Kylene Hershberger, 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 No. 32 on the Plan of Heritage Village of Priest Lake Park, Section II of record in Plat Book 5200, Page 106, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.
Said Lot No. 32, being a corner lot, fronts 64.11 feet on the westerly margin of Colonial Heritage Drive and fronts 114.18 feet on the southerly margin of Colonial Heritage Court, said frontages being joined by a curve measuring 41.52 feet thereon. The westerly line of said Lot No. 32 extends back 68.81 feet and intersects the southerly line which measures 110 feet thereon.

Being the same property conveyed to Gerald S. Bennett and wife, Katherine M. Bennett, by deed of record in Book 5628, Page 245, Register's Office for Davidson County, Tennessee. Gerald S. Bennett having since died.

unimproved ☐

This is improved ☒ property, known as 3731 Colonial Heritage Drive, Nashville, TN 37217
(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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

After Recording Return To
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027
04TN00994

MAR-26-2004 13:18 ADVANTAGE TITLE 615 777 2015 P.02

Witness my hand this 26th day of March. 2004.

Katherine M. Bennett

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 Katherine M. Bennett with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this.

Commission expires: 5/30/07

KRYSTIN T. HEDGES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAY 30, 2007