RECORD AND RETURN TO: Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
1050268

Davidson County DEEDWARR
Recvd: 07/05/05 14:00 2 pgs
Fees:13.00 Taxes:698.93
20050705-0076839

| **Send Tax Bills To:** | New Owner | |
|---|---|---|
| Diane Crowell | Diane Crowell | MAP 114-08 |
| 509 Cedar Cove | 509 Cedar Cove | PARCEL 33.00CO |
| Nashville, TN 37209 | Nashville, TN 37209 | |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Jason R. Bennett and wife, Mandy M. Bennett**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Dianne Crowell** * , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

*unmarried

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

Land in Davisdon County, Tennessee, being Lot No. 33 on the Plan of Cedar Crest Subdivision, Phase II as of record in Plat Book 9700, page 37, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Jason R. Bennett and wife, Mandy M. Bennett from Donna K. Tidwell, unmarried by Warranty Deed dated October 31, 2002 and recorded November 07, 2002 in Instrument No. 20021107-0137266, Register's Office for Davidson County.

This conveyance is subject to Restrictions of record in Book 7213, page 973; Book 8424, page 405; Book 10086, page 772; Book 10174, page 199; Instrument No. 20020823-0102246; By-Laws of record in Book 8480, page 693; Charter of record in Book 8424, page 180; and all matters of record on plat in Plat Book 9700, page 37, Register's Office for Davidson County.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 30 day of June, 2005.

GRANTOR:

**Jason R. Bennett**

**Mandy M. Bennett**

**ACKNOWLEDGEMENT**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Jason R. Bennett and wife, Mandy M. Bennett**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 30 day of June, 2005.

LAURA WEHBY DUKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.

Notary Public

My Commission Expires: 4-8-07
My Commission Exnires APRIL 8, 2007

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

The actual consideration or value, whichever is greater, for this transfer is $188,900.00.

Affiant

**SWORN TO** and subscribed before me this 1 day of July, 2005.

JASON CHAFFIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

NOTARY PUBLIC