Reach 48A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/16/05 14:20 2 pgs
Fees:13.00 Taxes:1054.50
20050916-0111752

CATHERINE R. VASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

State of Tennessee)
County of ~~Davidson~~ Williamson) or

05-08-032-J

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of September, 2005

Notary Public

My Commission Expires: 5/24/2008 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
JASON C. BENNETT (NAME)	Countrywide Homes Loans, Inc. (NAME)	116-08-0
195 Kenner Ave (ADDRESS)	3011 Armory Dr., Suite 120 (ADDRESS)	26.00
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Nashville, TN 37024 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), 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, **CHRISTOPHER C. BREEDING AND WIFE, JENNIFER E. BREEDING**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JASON C. BENNETT, UNMARRIED**, hereinafter called the Grantee(s), his 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 the northerly 50 feet of Lot No. 57 on the Plan of Kenner-Manor Land Company's Second Subdivision of the Kenner Tract, of record in Book 421, Page 100, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof. Said part of Lot No. 57 fronts 50 feet on the westerly side of Kenner Avenue, and runs back between parallel lines 200 feet to a dead line.

BEING the same property conveyed to CHRISTOPHER C. BREEDING AND WIFE, JENNIFER E. BREEDING, by Deed from JAMES C. CATIGNANI, UNMARRIED of record in Instrument No. 20030806-0111420, Register's Office for Davidson County, Tennessee.

THIS conveyance is 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.

BEING unimproved ☐
Improved ☒ property known as: 195 Kenner Ave, Nashville, TN, 37205.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 13th day of September, 2005.

CHRISTOPHER C. BREEDING **JENNIFER E. BREEDING**

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 **CHRISTOPHER C. BREEDING AND WIFE, JENNIFER E. BREEDING**, the bargainor(s), 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 Brentwood, Tennessee, this 13th day of September, 2005.

My Commission Expires: 03/31/07

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.