404

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/24/06 15:24 2 pgs
Fees:13.00 Taxes:1443.00
20060224-0021893

PAMELA A. PHILLIPS
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires January 26, 2008

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF FEBRUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: . 01/26/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027

D-0639

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles A. Butler	Suntrust Mortgage, Inc.	091-15-0 384.00
(NAME)	(NAME)	
5305 Elkins Avenue	P.O. Box 305110	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37230-5110	
(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, Edwin M. Bennett and wife, Maura O'Connell, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles A. Butler and wife, Bridgette B. Butler, 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:

Being Lot 1 on the Plat of Sharman A. Boles Subdivision of record in Book 5190, Page 740, Register's Office for Davidson County, to which plan reference is hereby made for a more complete and accurate description.

BEING part of the same property conveyed to Edwin M. Bennett by Warranty Deed from Gregory M. Grana and wife, Janice T. Grana of record in Book 7368, Page 864, Register's Office for Davidson County, Tennessee.

Edwin M. Bennett executes this Warranty Deed for and on behalf of himself and Maura O'Connell pursuant to a Power of Attorney recorded simultaneously herewith.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 5305 Elkins 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 our hands this 24th day of February, 2006.

Edwin M. Bennett

Maura O'Connell by Edwin M Bennett, Attorney-in-Fact

Maura O'Connell by Edwin M. Bennett, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edwin M. Bennett the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 24th day of February, 2006.

Commission expires: 01/24/09

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Edwin M. Bennett, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Maura O'Connell, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Maura O'Connell. Witness my hand and Notarial Seal this 24th day of February, 2006.

Notary Public

My Commission Expires: 01/24/09

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027