File No. 260800247

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/17/06 12:44 2 pgs
Fees:13.00 Taxes:332.63
20060817-0101641

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 22, 2010

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Brandy Bentley	Countrywide Home Loans	105-16-10
(NAME) 508 Southern Turf	(NAME) 801 Crescent Center Drive Suite 510	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Connie Minton, unmarried, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brandy Bentley, unmarried and Mark S. Venuti, unmarried, Tenants in Common With Rights of Survivorship HEREINAFTER CALLED THE GRANTEE(S), We 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. 29 on the Plan of Section Two, Russwurm Heights of record in Book 2083, Page 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Subject to all matters as set forth per Plat Book 2083, Page 101, Register's Office of said County.

This conveyance is made subject to restrictive covenants of record in Book 2294, Page 486, Register's Office Office for Davidson County, Tennessee.

This conveyance is made subject to sanitary sewer and/or storm drainage easement of record in Book 4246, Page 64, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to CONNIE R. MINTON by deed (DB) from Joe A. Peach, Jr. and wife, M. Lynn Peach of record in Deed Book 9597, Page 521 on 08/07/2006 and filed for record on 02/17/1995 , Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 508 Southern Turf, Nashville, TN 37211
(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 GRANTEE(S), We heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), We 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.

Connie Minton

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Connie Minton, 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 Mt. Juliet, Tennessee, this 15th day of August, 2006.

My Commission Expires: 11.28.09

Notary Public

File Number: 260800247

RETURN TO:

Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

