File No. 280501428

20B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$85,000.00**

D. Annette Maples
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2008.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 7, 2011

Davidson County DEEDWARR
Recvd: 06/03/08 16:15 2 pgs
Fees:13.00 Taxes:314.50

20080603-0056795

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow
Daniel L. Wischhof, Attorney at Law
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vicki N. Langdon	Same as new owner	**Map 44** **Part of Parcel 8.00**
(NAME)	(NAME)	
P.O. Box 1712		
(ADDRESS)	(ADDRESS)	
Denison, TX 75021		
(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, WE,

Mike Wayne Bennett and wife, Lorrie D. Bennett

hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto

Vicki N. Langdon, a single woman

hereinafter called the grantee(s), HER heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

TRACT TWO-A

Land in the 4th Civil District of Davidson County, Tennessee, described as follows, to wit:

BEGINNING at a point on the northerly right-of-way at the end of Bennett Drive, said point being the southeasterly corner of subject tract and the northeasterly corner of Tract One;

THENCE, leaving Bennett Drive with the northerly line of Tract One, South 48 degrees 48' 44" West, 460.55 feet to a point on a 24 inch sewer line;

THENCE, leaving Tract One with said sewer line, being the easterly line of Tract Two-B, North 27 degrees 39' 11" West, 169.16 feet to a manhole;

THENCE, North 52 degrees 57' 54" West, 329.82 feet to a point;

THENCE, North 40 degrees 06' 54" West 117.67 feet to a point;

THENCE, leaving said sewer line with the southerly line of property of Charles Hawkins, Deed Book 7932, Page 516, North 57 degrees 23' 41" East, 499.92 feet to a point;

THENCE, with the westerly line of The Knoll, Section Four, Book 2854, Page 111, South 40 degrees 01' 11" East, 540.35 feet to the point of beginning, and containing 5.76 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION IS A 20 FOOT SANITARY SEWER EASEMENT GRANTED TO NASHVILLE AND DAVIDSON COUNTY, TN, RUNNING 20 FEET EAST AND PARALLEL TO THE ABOVE DESCRIBED SEWER LINE, AS SHOWN IN BOOK 9506, PAGE 634, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

ALSO WITHIN THE ABOVE DESCRIBED TRACT IS A 50 FOOT INGRESS/EGRESS AND UTILITY EASEMENT GRANTED TO TRACT TWO-B, LYING ALONG THE SOUTH SIDE OF SAID TRACT.

BEING Part Of **the same property conveyed to Mike Wayne Bennett by Quitclaim Deed from Charles W. Bennett of record in Book 8473, Page 311, Register's Office for Davidson County, Tennessee.**

Lorrie D. Bennett joins in this conveyance for the purpose of conveying all right, title and interest in and to said property, marital or otherwise.

This conveyance is subject to taxes for the year 2008, and subsequent years, easement and restrictive covenants of record.; and subject to Greenbelt and/or Roll Back Taxes, which if the land is converted to a use other than those stipulated in the provisions of TCA 57-654-57-656, GRANTORS herein agree to pay.

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 **320 Bennett Drive, Old Hickory, TN 37138**

(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), HER 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), HER 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 30th day of May, 2008.

Mike Wayne Bennett

Mike Wayne Bennett

Lorrie D. Bennett

Lorrie D. 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 **Mike Wayne Bennett and wife, Lorrie D. Bennett**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 30th day of May, 2008.

Commission expires: 11-7-11

MARY GAIL WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 7, 2011

Mary Gail Wright

Notary Public

File Number: 280501428

RETURN TO:
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Goodlettsville, TN 37072