Davidson County DEEDWARR
Recvd: 08/07/08 12:55 2 pgs
Fees:13.00 Taxes:333.00

20080807-0081584

WARRANTY DEED

LAURA MITCHELL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

B-REMAX-08-1013

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF July, 2008.

Notary Public

MY COMMISSION EXPIRES: 5/22/10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Bockman	First Freedom Bank	
1013 13th Avenue South (ADDRESS)	P.O. Box 100 (NAME)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Lebanon, TN. 37088-0100 (ADDRESS) (CITY) (STATE) (ZIP)	105-1-599.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DARRYL BENNETT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JASON BOCKMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 21, EDGEHILL ESTATES, REVISED, SECTION NINETY-EIGHT, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4860, PAGE 54, AS AMENDED IN PLAT BOOK 7907, PAGE 103, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO DARRYL BENNETT, MARRIED, BY WARRANTY DEED FROM MARSHEL T. BUTLER, UNMARRIED, RECORDED JULY 3, 2008 IN INSTRUMENT NO. 20080703-0068699, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN PLAT BOOK 4860, PAGE 54; AMENDED IN PLAT BOOK 7907, PAGE 103. COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 4220, PAGE 723 AND BOOK 6236, PAGE 263; CHARTER FOR HOMEOWNERS ASSOCIATION RECORDED IN BOOK 7526, PAG 624 OF RECORD IN SAID DAVIDSON COUNTY REGISTER'S OFFICE.

unimproved ( )
This is improved (X) property, known as 1013 13th Avenue South, Nashville, Tennessee 37212
(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), their 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), 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 my/our hand(s) this 31st day of July, 2008.

Darryl Bennett

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Darryl Bennett, the within named bargainor, 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, this the 31st day of July, 2008.

Notary Public

My Commission Expires: 5/22/10

(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903