WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/03/08 16:00 2 pgs
Fees:13.00 Taxes:573.50

20080903-0090472

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST, 2008.

Notary Public

MY COMMISSION EXPIRES: 5-8-12

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 2784-A Highway 31W, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Bennett	Countrywide Bank, FSB	01100000200
(NAME)	(NAME)	
3033 Greer Road	801 Crescent Center Dr. #510	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Franklin, TN 37067	
(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, **HELEN S. WEAKS, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID BENNETT, UNMARRIED**, 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 a tract of land in the 10th Civil District of Davidson County, Tennessee described according to a copy of a survey by John R. Alley, Surveyor, dated June, 1965, as follows:

Beginning at an iron spike set in the center of Greer Road, said point being the northeast corner of the tract of land conveyed to Henry C. Smiley and wife, by deed from Irvin H. Greer et al, of record in Book 4017, page 215, Register's Office for said County; thence with Smiley's easterly line, south 8 deg. West 1401 feet to a point; thence south 83 deg. 30 min. east 65 feet to a point; thence north 31 deg. 30 min. east 238 feet to a point; thence north 8 deg. East 1102 feet to an iron spike set in the center of Greer Road; thence with the center of Greer Road, north 72 deg. 45 min. west 188.6 feet to the point of beginning, containing 5.46 acres, more or less.

Being the same property conveyed to Ellis H. Weaks and wife, Helen S. Weaks by deed from Irvin H. Greer, Shelby L. Greer, Albert S. Greer, Ella B. Coleman, Linnis Greer Dorris and Katie M. McNeil of record in Book 4236, Page 413, Register's Office, Davidson County, Tennessee.

The said Ellis H. Weaks now being deceased.

Martha Dianne Palmer executed this instrument on behalf of Helen S. Weaks pursuant to Power of Attorney of record in Instrument # 20080903 0090471, said Register's Office.

This conveyance is subject to the right of way of Greer Road.

unimproved ☐

This is improved ☒ property, known as 3033 Greer Road, Goodlettsville, TN 37072

(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 my hand this 29th day of August, 2008.

Helen S. Weaks by
Martha Dianne Palmer, Attorney-in-Fact

Helen S. Weaks
By: Martha Dianne Palmer, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Martha Dianne Palmer as Attorney-in-Fact for Helen S. Weaks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at White House, Tennessee this 29th day of August, 2008.

Commission expires:

5-8-12

Notary Public