RECORD & RETURN TO
AFFORDABLE CLOSINGS
2708 WESTERN HILLS DR
NASHVILLE TN 37214

# WARRANTY DEED

CONNIE HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19TH DAY OF DECEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 2-24-09
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jessica Marie Niesner and Kurt Josef Niesner | Regions Bank | 091-05 36.00 |
| (NAME) 713 Ries Ave | (NAME) 2050 Parkway Office Circle | |
| (ADDRESS) Nashville, TN 37209 | (ADDRESS) Birmingham, AL 35244 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in 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, Timothy Eugene Bennett, married hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Jessica Marie Niesner and Kurt Josef Niesner, 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:

Land in Davidson County, Tennessee, being Lot 56, MOSS-WOOD Subdivision, as shown on plat of record in Plat Book 2663, Page 102, 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 Timothy Eugene Bennett by Warranty Deed from Brian K. Mullins and wife, Eva W. Mullins, recorded on the 22nd day of March, 1999 in Book 11393, Page 767, in the Register's Office of Davidson County, Tennessee.

Said property is not and never has been the marital residence of Timothy Eugene Bennett and spouse.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved ☒ property, known as 713 Ries Ave, Nashville, TN 37209 (unimproved)

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, has 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 pluarl, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 19th day of December, 2008.

Timothy Eugene Bennett

Davidson County DEEDWARR
Recvd: 01/06/09 16:00 2 pgs
Fees:13.00 Taxes:318.20

20090106-0001410

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, Timothy Eugene Bennett, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 19th day of December, 2008.

Tabatha Edwards
Notary Public

My commission expires: _____

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES:
November 7, 2011