File No. 290700720

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090055896 DEEDWARR
Recvd: 08/17/09 09:52 2 pgs
Fees:13.00 Taxes:832.50
20090817-0076938

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF AUGUST, 2009.

Notary Public

MY COMMISSION EXPIRES: May 3, 2010.

(AFFIX SEAL)

TAMILYN DERRYBERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy Karl Bentley	Bank of America, N.A.	161-05-0-001.00
(NAME) 5412 San Marcos	(NAME) 801 Crescent Centre Dr., #510	
(ADDRESS) Nashville, TN 37220	(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, O. R. Kennedy Jr., an unmarried person, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Jeremy Karl Bentley and Sara Ruth Bentley, husband and wife, hereinafter called the grantee(s), Their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 47 on the Plan of HILLVIEW ESTATES, as shown by plat of record in Plat Book 3600, Page 89, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to O. R. Kennedy Jr., an unmarried person by Warranty Deed dated September 25, 1984, from Douglas O. Herndon and wife, Eloise B. Herndon and filed for record on September 26, 1984, in Book 6389, Page 973, Register's Office for said County.

This conveyance is subject to the following: (1) Subject to all matters as set forth on the plat of record in Plat Book 3600, Page 89; and (2) Restrictive Covenants of record in Book 3836, Page 719.

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 5412 San Marcos, Nashville, TN 37220
(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 hands this 14th day of August, 2009.

O. R. Kennedy Jr.

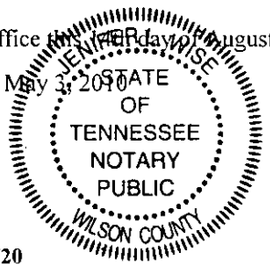
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

. Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named O. R. Kennedy Jr., an unmarried person 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 he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 14th day of August, 2009.

Commission expires: May 3, 2010



Jenifer L. Wise Notary Public

File Number: 290700720

RETURN TO:

Cumberland Title
1604 Westgate Circle, Suite 3
Brentwood, TN 37027