WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090061922 DEEDWARR
Recvd: 09/09/09 14:47 2 pgs
Fees:13.00 Taxes:518.00
20090909-0084605

William T. Chapman, IV
State Of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28TH DAY OF AUGUST, 2009.

Notary Public

MY COMMISSION EXPIRES: 11/22/10
(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
Brian Benter		09509008700
(NAME)	(NAME)	
2715 Lankeland Dr	new owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, I/WE **Donna M. Wheeler, Joyce C. Whitaker, Jimmy D. Morrison and Paul T. Morrison**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Brian Benter**, _____ 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:

LOCATED IN DAVIDSON COUNTY, TENNESSEE:

BEING Lot 20, PLAN OF MARTINWOOD HEIGHTS, as shown on plat of record in Book 2 33, Page 63, 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 James C. Morrison and wife, Melba M. Morrison, by Warranty Deed from James C. Ray and wife, Eula M. Ray, recorded February 27, 1968 in Book 4214, Page 730, in the Register's Office, Davidson County, Tennessee. Melba M. Morrison having pre-deceased James C. Morrison who died intestate on August 25, 2008, leaving said Grantors as the only surviving heirs per Affidavit of Heirship dated July 24th, 2009 and recorded as Instrument number 20090909-0084604 _____, Register's Office, Davidson County, Tennessee.

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.

unimproved ☐
This is improved ☒ property, known as 2715 Lankeland Dr, Nashville, TN 37214

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

Witness our hands this 28th day of August, 2009.

Jimmy D. Morrison

Paul T. Morrison

Donna M. Wheeler

Joyce C. Whitaker

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, **Donna M. Wheeler, Joyce C. Whitaker, Jimmy D. Morrison and Paul T. Morrison**, 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 28th day of August, 2009.

Notary Public

My commission expires: _____

