DO NOT PUBLISH

WARRANTY DEED

G-VRE-10-2010

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $630,000.00

Mikele B. Goodchild
Affiant

Subscribed and sworn to before me, this 27th DAY OF April, 2010.

Dana Delworth
Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mikele Goodchild	Mikele Goodchild	
2010 Lombardy Avenue (ADDRESS)	(NAME) 2010 Lombardy Avenue (ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	117-7-202.00

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, we ANDREW RUSSELL BENNETT AND WIFE, HEATHER BENNETT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MIKELE GOODCHILD, 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 1, RESUBDIVISION PLAT OF PART OF LOT 1 AND THE TRACT IMMEDIATELY WEST OF LOT 1, WALTER STOKES HOME PLACE, FIRST REVISION, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20001115-0113383, REVISED AT INSTRUMENT NO. 20010404-0032693, 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 ANDREW RUSSELL BENNETT, UNMARRIED BY WARRANTY DEED FROM ALISON POSS, A MARRIED WOMAN, RECORDED ON THE 2ND DAY OF MAY, 2005 IN INSTRUMENT NO. 20050502-0048202, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID ANDREW RUSSELL BENNETT IS ONE AND THE SAME AS DREW BENNETT. HEATHER BENNETT JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL MARITAL INTEREST SHE MAY HAVE IN AND TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS INCLUDING THOSE LISTED IN PLAT OF RECORD IN INSTRUMENT NO. 20001115-0113383 AND REVISED IN INSTRUMENT NO. 20010404-0032693 AND EASEMENT FOR DRIVEWAY IN INSTRUMENT NO. 20030624-0086972, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 2010 Lombardy Avenue, Nashville, Tennessee 37215
(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.

BILL GARRETT, Davidson County
Trans:T20100027569 DEEDWARR
Recvd: 05/07/10 14:41 2 pgs
Fees:13.00 Taxes:2331.00
20100507-0035185

Witness my/our hand(s) this 27th day of April, 2010.

Andrew Russell Bennett by John Gleaves,
attorney-in-fact

Heather Bennett by John Gleaves,
attorney-in-fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 27th day of April, 2010, before me personally appeared John Gleaves to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Andrew Russell Bennett and wife, Heather Bennett and who acknowledged he/she/they executed the same as the free act and deed of the said Andrew Russell Bennett and wife, Heather Bennett.

Witness my hand and official seal, this the 27th day of April, 2010.

Notary Public

My Commission Expires: 01/07/2013

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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