This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW10442

BILL GARRETT, Davidson County
Trans:T20100055380 DEEDWARR
Recvd: 09/03/10 10:54 2 pgs
Fees:13.00 Taxes:606.80
20100903-0070233

**Send Tax Bills To:**
A.T. & Virginia Bennett
233 Myhr Green
Nashville, TN 37211

**New Owner is:**
A.T. & Virginia Bennett
233 Myhr Green
Nashville, TN 37221

- Map & Parcel: 142-07-0C-107.00CO

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Elizabeth E. Legett, unmarried,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **A.T. Bennett and wife, Virginia Bennett, and Patricia B., Akard, as joint tenants with right of survivorship**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Unit No. 107 on the Plan of Ashley Green, of record in Book 6900, page 978, and as shown in the Master Deed of record in Book 7184, page 44, corrected in Book 7467, page 279 and amended in Book 7482, page 312, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Elizabeth E. Legett, by Warranty Deed from Frances Chavannes Burnett, unmarried, dated 12-19-05 and recorded 1-6-06 in Instrument No. 20060106-0002451, in the Register's Office of Davidson County, Tennessee.

Property Address: **233 Myhr Green, Nashville, TN 37221**

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 31st day of August, 2010.

GRANTOR(S):

Elizabeth E Legett By Elizabeth A Legett ATTY IN FACT

**ELIZABETH E. LEGETT**
**BY: Elizabeth A. Legett, Atty in Fact**

**ACKNOWLEDGMENT**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, the undersigned, a Notary Public in and for the aforesaid State and County, personally appeared **Elizabeth A. Legett** to me known (or proved to me on the basis of satisfactory evidence) to be the person described in the Power of Attorney executed by **Elizabeth E. Legett,** recorded simultaneously herewith in Instrument No 20100903-0070232, Register's Office for Davidson County, Tennessee, and who executed the foregoing instrument on behalf of **Elizabeth E. Legett** and who acknowledged the execution of the same by her free act and deed.

Witness my hand, this 31st day of August, 2010.

Notary Public

My Commission Expires: _____

CONNIE S. MADDEN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Connie Madden
**NOTARY PUBLIC**
My Commission Expires: 12/23/12

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**_____

The actual consideration or value, whichever is greater, for this transfer is **$164,000.00**.

Rita Barbee
**AFFIANT**

**SWORN TO** and subscribed before me this 31st day of August, 2010.

CONNIE S. MADDEN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Connie Madden
**NOTARY PUBLIC**
My commission expires: 12/23/12