BILL GARRETT, Davidson County
Trans:T20110023429 DEEDWARR
Recvd: 04/20/11 15:48 2 pgs
Fees:13.00 Taxes:475.45
20110420-0030612

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,500.00

Affiant

Subscribed and sworn to before me, this 15TH DAY OF APRIL, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leslie R. Bennett and Jamie R. Bennett, wife and husband	Avenue Bank	01700033900 & 01700002300
	(NAME)	
1608 Union Hill Road	3823 Cleghorn Avenue	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Larry M. Hall and wife, Barbara C . Hall, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Leslie R. Bennett and Jamie R. Bennett, wife and husband, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TRACT ONE: (MAP 17 PARCEL 339)
BEING A TRACT OR PARCEL OF LAND SITUATED IN THE 2ND CIVIL DISTRICT OF GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY BY R. L. MONTOYA-LAND SURVEYING, INC., DATED JANUARY 12, 1994, AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) AT THE INTERSECTION OF THE EASTERLY MARGIN OF UNION HILL ROAD AND THE NORTHWESTERLY MARGIN OF LICKTON PIKE AND BEING THE MOST SOUTHERLY CORNER OF THIS HEREIN DESCRIBED TRACT; THENCE ALONG THE SAID EASTERLY MARGIN OF UNION HILL ROAD, NORTH 01 DEG. 56 MIN. 19 SEC. EAST, 164.55 FEET TO AN IRON ROD (NEW); THENCE, CONTINUING WITH SAID MARGIN WITH A CURVE TO THE LEFT HAVING A DELTA OF 50 DEG. 07 MIN 23 SEC., A RADIUS OF 160.84 FEET, A TANGENT OF 75.21 FEET, A LENGTH OF 140.71 FEET, A CHORD OF NORTH 23 DEG. 07 MIN. 23 SEC. WEST, 136.26 FEET TO AN IRON ROD (NEW); THENCE, LEAVING SAID MARGIN ALONG THE WESTERLY LINE OF THIS DESCRIBED TRACT, NORTH 3 DEG. 26 MIN. 12 SEC. WEST, 424.23 FEET TO AN IRON ROD (NEW); THENCE WITH THE MOST NORTHERLY LINE OF THIS DESCRIBED TRACT: SOUTH 87 DEG. 00 MIN. 00 SEC. EAST, 180.00 FEET TO AN IRON ROD (NEW); THENCE, SOUTH 33 DEG. 53 MIN. 27 SEC. EAST. 172.72 FEET TO AN IRON ROD (NEW); THENCE WITH THE EASTERLY LINE OF THIS DESCRIBED TRACT SOUTH 00 DEG. 01 MIN. 44 SEC. WEST. 336.95 FEET TO AN IRON ROD (NEW) IN THE AFORESAID NORTHWESTERLY MARGIN OF LICKTON PIKE; THENCE WITH SAID MARGIN SOUTH 54 DEG. 28 MIN. 14 SEC. WEST, 50.63 FEET TO AN IRON ROD (NEW); THENCE CONTINUING WITH SAID MARGIN WITH A CURVE TO THE LEFT HAVING A DELTA OF 29 DEG. 28 MIN. 12 SEC., A RADIUS OF 496.08 FEET, A TANGENT OF 130.47 FEET; A LENGTH OF 255.16 FEET, AND A CHORD OF SOUTH 39 DEG. 44 MIN. 08 SEC. WEST, 252.36 FEET TO THE POINT OF BEGINNING, CONTAINING 3.11 ACRES, MORE OR LESS.

TRACT TWO (MAP 17 PARCEL 23)

LAND IN DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY MADE BY J. BRUCE RAINEY, SURVEYOR # 823, DATED JANUARY 8, 1985, AND KNOWN AS JOB NO. 85-026, AS FOLLOWS:

BEGINNING AT A POINT IN A FENCE, BEING THE SOUTHEAST CORNER OF THIS TRACT AND BEING IN THE LINE OF THE DALE D. MANDEL PROPERTY OF RECORD IN BOOK 6100, PAGE 471, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND ALSO BEING N 87 DEG. 00' 00:" W 99.18 FEET FROM THE CENTER LINE OF OLD LICKTON PIKE, THENCE WITH THE LINE OF SAID MANDEL PROPERTY THE FOLLOWING CALLS: N 87 DEG. 00' 00" W 69.67 FEET TO A SET IRON PIN AT A FENCE CORNER; THENCE N 00 DEG. 01' 44" E 236.49 FEET TO A FENCE CORNER;

WARRANTY DEED
(Continued)

THENCE N 79 DEG. 38' 10" W 88.94 FEET TO A FENCE CORNER; THENCE N 03 DEG. 20' 22" W 134.97 FEET; THENCE LEAVING THE SAID MANDEL PROPERTY S 79 DEG. 38' 10" E 69.34 FEET TO A POINT; THENCE S 33 DEG. 53' 27" E 172.72 FEET TO A POINT; THENCE S 00 DEG. 01' 44" W 235.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.72 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO LARRY M. HALL AND WIFE, BARBARA C. HALL BY DEED FROM JOHN B. GALBREATH AND WIFE, PATRICIA S. GALBREATH, RECORDED 07/06/05 BY INSTRUMENT NO. 20050706-0077486, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1608 Union Hill Road, Goodlettsville, TN 37072
(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 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, 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 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 my/our hand(s) this 15th day of April, 2011.

Larry M. Hall
Larry M. Hall

Barbara C Hall
Barbara C . Hall

STATE OF Washington

COUNTY OF King

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Larry M. Hall and wife, Barbara C. Hall, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of April, 2011.

Della M. Crossley
Notary Public

My Commission Expires: nov. 6, 2014

(SEAL)

DELLA M. CROSSLEY
Notary Public
State of Washington
My Commission Expires
November 06, 2014

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Ave., South
Nashville, TN 37212