Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $141,750.00

Affiant

Subscribed and sworn to before me, this 19th day of August, 2011.

Notary Public
My commission expires: 1-17-12

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

06-1108-74351

Address of New Owner:	Send Tax Bills to:	Tax Information
Dan Duer 4000 Lake Parkway Hermitage TN 37076	New Owner	097-08-0-013.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Geneva K. Bennett and Jack L. Bennett, Individually and as Co-Trustees of the Geneva K. Bennett Revocable Trust uad March 27, 2001, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Dan Duer and wife, Janie Duer, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Lot No. 37 of the Plan Lake Park, Section I, as of record in Book 4175 (erroneously referred to in prior deed as 4174), Pages 134 and 135, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Jack L. Bennett and Geneva K. Bennett, husband and wife, by quitclaim deed from Jack L. Bennett and Geneva K. Bennett, as Co-Trustees of The Geneva K. Bennett Revocable Trust, dated March 21, 2001, recorded March 29, 2001, of record in Instrument No. 20010329-0030439, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 4000 Lake Parkway, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20110052154 DEEDWARR
Recvd: 08/24/11 10:37 2 pgs
Fees:13.00 Taxes:524.48
20110824-0065442

WITNESS my hand this 19th day of August, 2011.

Geneva K. Bennett, Individually and
As Co-Trustee of The Geneva K.
Bennett Revocable Trust uad
March 27, 2001

Jack L. Bennett, Individually and
As Co-Trustee of The Geneva K.
Bennett Revocable Trust uad
March 27, 2001

STATE OF MISSOURI
COUNTY OF Missouri

Personally appeared before me, the undersigned, a notary public in and for said country and state, the within named Geneva K. Bennett and Jack L. Bennett, Individually and as Co-Trustees of The Geneva K. Bennett Revocable Trust uad March 27, 2001, 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 in the capacity and for the purposes therein contained.

WITNESS my hand and official seal at Greene Co., Missouri, this 18 day of August, 2011.

Notary Public

My Commission Expires: 9/6/2011

AMY C WILLIAMS
Notary Public, Notary Seal
State of Missouri
Greene County
Commission # 07240338
My Commission Expires September 06, 2011