THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11080837** BILL GARRETT, Davidson County Trans:T20110053769 DEEDWARR Recvd: 08/31/11 10:25 2 pgs Fees:13.00 Taxes:1550.30 20110831-0067437	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $419,000.00. Amanda Vaughn Affiant Subscribed and sworn to before me, this26th day of August, 2011. Notary Public My Commission Expires: 1-6-2015 KATHRYN S. RESUMOVIC NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires January 6, 2015

WARRANTY DEED

Address New Owner: Diane Bennett and Micah Bennett 504 Summit Oaks Ct Nashville TN 37221	Send Tax Bills To: Farmington Financial Group, LLC 1912 21st Ave S Nashville, TN 37212	Tax Information: Tax Parcel ID No. 128160B08300CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Patricia Anderson now known as Patricia Thurman, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Diane Bennett and Micah Bennett, wife and husband** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 83, PLAN OF SUMMIT OAKS, PHASE THREE, as shown on plat of record in Instrument No. 20050315-0028141, 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 by Warranty Deed from Southern Home Builders, LLC to Don Anderson and wife Patricia Anderson as recorded on the 9th day of March, 2006 in Instrument No. 20060309-0027441 and Quitclaim Deed from Don Anderson to Patricia Anderson as recorded on the 8th day of June, 2010 in Instrument No. 20100608-0044545, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF SUMMIT OAKS, PHASE THREE, as recorded in Instrument No. 20050315-0028141 and PUD Boundary Plat recorded in Plat Book 9700, Page 255.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20020214-0019518, 20040116-0006770, 20050316-0029169 and 20060418-0044430.

Charter of Summit Oaks Owner's Association recorded at Instrument No. 20020131-0013598.
Easement for Public Utilities, recorded in Instrument Nos. 20010925-0103588, 20010925-0103589, 20010925-0103590.

Storm Water Detention Agreement as set forth in instrument recorded in Instrument No. 20040928-0116868.

This is improved property located at 504 Summit Oaks Ct Nashville TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of August, 2011.

Patricia Thurman

Patricia Thurman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Patricia Thurman, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of August, 2011.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014