Record & Return To : Realty Title & Escrow Co., Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 367027

BILL GARRETT, Davidson County
Trans:T20110068255 DEEDWARR
Recvd: 11/01/11 09:11 4 pgs
Fees:23.00 Taxes:1021.48
20111101-0084730

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $276,075.00

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Affiant

Subscribed and sworn to before me, this 26th day of October, 2011.

Notary Public
My commission expires: April 13, 2015

02-1108-47535

Address of New Owner:	Send Tax Bills to:	Tax Information
Jeffrey Scott Bennett	Fifth Third Mortgage Company	172-00-0139.00
6616 Holt Road	5001 Kingsley Dr. MD: 1MOCBQ	
Nashville TN 37211	Cincinnati, OH 45227	

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, Robert Todd Harris, Trustee of The Harris Trust, dated December 28, 1989, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jeffrey Scott Bennett and wife, Amanda Louise Bennett, 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:

See Exhibit "A"

Being the same property conveyed to Robert Todd Harris, Trustee, by deed from Robert C. Harris and wife, Frances A. Harris, dated January 3, 1990, recorded January 9, 1990. of record in Book 8071, Page 603, said Register's Office.

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 6616 Holt Road, Nashville, TN 37211

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.

WITNESS my hand this 25 day of October, 2011.

Robert Todd Harris, Trustee of The Harris Trust,
Dated December 28, 1989

STATE OF South Carolina
COUNTY OF Lexington

On this 25 day of October, 2011, before me personally appeared Robert Todd Harris, to me known (or proved to me on the basis of satisfactory evidence), Trustee of the Harris Trust, dated December 28, 1989, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand, at office, this 25 day of October, 2011.

Sabrina D. Suglia
Notary Public

My commission expires: 4/30/2018

SABRINA D. SUGLIA
My Commission Expires
NOTARY
PUBLIC
April 30, 2018
SOUTH CAROLINA

EXHIBIT "A"

TRACT I:
Land in Davidson County, Tennessee, described according to a survey by Anderso
Delk & Associates, dated January 19, 1979, as follows:

Beginning at an iron pin on the northerly margin of Holt Road, said iron pin being the most southwesterly corner of Tract #24 and further described as lying north 82 deg. 09 min. 51 sec. west a distance of 100.00 feet from the most southwesterly corner of Lot Number 12 on the Plan of Holt Hills Subdivision, as of record in Book 5050, page 78, said Register's Office; thence along said northerly margin North 82 deg. 09 min. 51 sec. West a distance of 50.00 feet to an iron pin; thence leaving said northerly margin North 2 deg. 28 min. 55 sec. East a distance of 1689.89 feet to an iron pin; thence North 75 deg. 05 min. 27 sec. East a distance of 519.67 feet to an existing iron pin (by others); said iron pin being the most northwesterly corner of the Edward H. Zeagler property as of record in Book 5258, page 883, said Register's Office; thence along the most westerly line of a proposed tract to be conveyed to Edward H. Zeagler, South 17 deg. 40 min. 36 sec. West a distance of 308.00 feet to an existing iron pin (by others); thence continuing along said westerly line to be conveyed South 20 deg. 16 min. 57 sec. East a distance of 165.52 feet to an iron pin; thence leaving said westerly line North 87 deg. 34 min. 24 sec. West a distance of 428.94 feet to an iron pin; thence South 2 deg. 30 min. 10 sec. West a distance of 1399.62 feet to the point of beginning. containing 5.40 acres, more or less.

TRACT II:
An easement and right-of-way over and across land in Davidson County, Tennessee, described according to a survey by Anderson-Delk & Associates, dated January 19, 1979, as follows:

Beginning at an existing iron pin (by others) on the northerly margin of Holt Road said point further described as being the most southeasterly corner of Lot No. 13 on the plan of Holt Hills Subdivision as of record in Book 5050, page 78, said Register's Office; thence leaving said northerly margin and running along the most easterly line of Lot #13 and Edward H. Zeagler's property most westerly line North 2 deg. 23 min. 41 sec. East a distance of 658.16 feet to an existing iron pin by others; thence continuing along Zeagler's westerly line

(Description continued on next page)

(Description Continued)

north 2 deg. 36 min. 53 sec. east a distance of 606.87 feet to an existing iron pin (by others); thence along the most westerly line of a proposed tract to be conveyed to Edward H. Zeagler north 20 deg. 16 min. 57 sec. West a distance of 356.53 feet to an existing iron pin (by others); thence North 17 deg. 40 min. 36 sec. east a distance of 73.44 feet to a point in Zeagler's most westerly line (proposed tract); thence south 20 deg. 16 min. 57 sec. east a distance of 436.31 feet to an existing iron pin (by others); said iron pin being the most northwesterly corner of the John S. Webb property as of record in Book 5182, page 56, said Register's Office; thence along Webb's most westerly line South 2 deg. 38 min. 18 sec. West a distance of 606.63 feet to an existing iron pin (by others); thence continuing along Webb's most westerly line South 2 deg. 33 min. 16 sec. West a distance of 658.70 feet to an existing iron pin (by others); said iron pin lying on the northerly margin of Holt Road; thence along the northerly margin of Holt Road North 83 deg. 50 min. 43 sec. West a distance of 48.13 feet to the point of beginning.

Being the same property conveyed to Robert C. Harris and wife, Frances A. Harris by deed from Holt Hills Development Co., Inc. of record in Book 5396, page 286, said Register's Office.

unimproved ( )
This is improved (x) property, known as 6616 Holt Road

Nashville, TN 37211