BILL GARRETT, Davidson County
Trans:T20120016630 DEEDWARR
Recvd: 03/06/12 15:49 2 pgs
Fees:13.00 Taxes:1124.80

20120306-0019754

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 304,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd DAY Of March, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

DeKalb Title, LLC, 210 East Public Square, Smithville, Tennessee, 37166

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Chris Bendt and wife, Faith Bendt | FIFTH THIRD MORTGAGE | 083-02-0-020.00 |
| 1315 Greenwood Avenue | 5001 KINGSLEY DRIVE | |
| Nashville, TN 37208 | CINCINNATI, OH 45227 | |

For and in consideration of the sum of Ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledge, I, MATT ENGESATH, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto CHRIS BENDT and wife, FAITH BENDT, hereinafter called the Grantees, their heirs 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. "C" on the Plan of Resubdivision of Lots 8 and 9 in J.W. Love's Subdivision of Greenwood, as shown of record in Book 3106, page 5, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property described in a conveyance from Leland D. Watts to Matt Engesath by Warranty Deed of record in Instrument Number 20110519-0038334, Register's Office, Davidson County, Tennessee.

This conveyance is subject to all matters appearing on the Plan of record in Book 3106, page 5; and Ingress/Egress Easement of record in Book 3106, page 5, said Register's Office.

This is improved property known as: 1315 Greenwood Avenue, Nashville, TN 37208

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

IN WITNESS WHEREOF, the grantor has hereunto affixed his signature on this the 2 day of March, 2012.

MATT ENGESATH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, MATT ENGESATH, the within named bargainor, 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 for the purposes therein contained.

Witness my hand and official seal, this 2 day of March, 2012.

Notary Public

My Commission Expires: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON