WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/08/12 13:43 2 pgs
Fees:13.00 Taxes:37.00
20120608-0050369

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$10,000.00.**

Affiant

Subscribed and sworn to before me this 6th day of June, 2012.

Notary Public
My Commission expires: 7/6/15
(Affix Seal)

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
3716 W Hamilton Road Trust	SAME	069-04-0-063.00
P.O. Box 791		
Joelton, TN 37081	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Ermie Veach Bennett, a/k/a Ermie Irene Veach Bennett**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **First Jordan, FLP, as Trustee of the 3716 W Hamilton Road Trust**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 19 of Block "EE" on the Map of Fairview Subdivision, of record in Book 1130, page 54, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Sid Lot No. 19 fronts 115 feet on the northerly side of West Hamilton Road and runs back northerly on the west line 389.9 feet to a point or dead line and runs back on the easterly line 446.8 feet to a point or dead line and measures 100 feet on said dead line.

Being the same property conveyed to Walter W. Bennett, by deed on July 2, 1998, of record in Book 11017, page 149, Register's Office for Davidson County, Tennessee. Walter W. Bennett having died testate on July 9, 2005 leaving said property solely to his wife, Ermie Veach Bennett. The Estate of Walter W. Bennett was administered in the Seventh Circuit Court (Probate Division) of Davidson County, Tennessee under Cause No. 05P-1124.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 1130, page 54, Register's Office Davidson County, Tennessee.

This is improved property known as: **3716 West Hamilton Road, Nashville, TN 37218**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this June 6, 2012.

Ermie Irene Veach Bennett
Ermie Irene Veach Bennett
By: Debra Kay Bennett Clinard
Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Delores Fay Clinnard, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Ermie Irene Veach Bennett, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Ermie Irene Veach Bennett the bargainor(s), by the said Delores Fay Clinnardas Attorney-in-Fact.

WITNESS my hand and seal, this 6th day of June, 2015

NOTARY PUBLIC My Commission Expires: 7/6/15

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY