BILL GARRETT, Davidson County
Trans:T20120043651 DEEDWARR
Recvd: 06/13/12 14:16 2 pgs
Fees:13.00 Taxes:506.72
20120613-0051819

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 136,950.00

Affiant

Subscribed and sworn to before me, this 11th day of June, 2012

Notary Public

My commission expires: 1/26/16

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMM. EXP.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
CLARENCE J BENNETT **MARILYN E BENNETT**	**First Tennessee Bank**	97-02-0A
1218 RIVERBROOK DR	**1 Mortgage Way**	035.00
HERMITAGE, TN 37076	**Mount Laurel, NJ 08054**	

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, WE,

MICHELLE L CRAWFORD (F/K/A MICHELLE L HIGHTOWER) AND HUSBAND, CHRISTOPHER C CRAWFORD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CLARENCE J BENNETT AND WIFE, MARILYN E BENNETT

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. 35 of Final Plat of Villages of Riverwood, Phase One, Section One, Revision One, of record in Instrument Number 20080723-0075577, Surveyor's Certificate Of Correction of record in Instrument Number 20081105-0110185, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING THE SAME PROPERTY CONVEYED TO MICHELLE L HIGHTOWER, UNMARRIED AND CHRISTOPHER C CRAWFORD, UNMARRIED BY WARRANTY DEED FROM BEAZER HOMES CORP., A TENNESSEE CORPORATION DATED 03/27/09 AND RECORDED ON 04/15/09 IN INSTRUMENT NO. 20090415-0034369, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
Instrument # 20080723-0076577
All matters shown on the plan of record in ~~Book~~ _____, Page ____, Register's Office for DAVIDSON County, Tennessee.

This is improved (__X__) unimproved (____) property known as 1218 RIVERBROOK DR, 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 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 in 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. 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/our hand(s) this 11th day of June, 2012.

MICHELLE L CRAWFORD (F/K/A MICHELLE L HIGHTOWER)

CHRISTOPHER C CRAWFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, MICHELLE L CRAWFORD (FKA MICHELLE L HIGHTOWER) and CHRISTOPHER C CRAWFORD, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of June, 2012.

Notary Public

My Commission Expires: 12/23/14

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY