RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-120700521

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $258,000.00

TONJA COX STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 27th day of August, 2012

Notary Public

MY COMMISSION EXPIRES: 5/23/16

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angelo Bennetti	**Angelo Bennetti**	**133-08-0-199.00**
183 Clarendon Circle	**183 Clarendon Circle**	
Franklin, TN 37069	**Franklin, TN 37069**	

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 ACKNOWLEDGED, WE,

John A. McCombs, Sr., unmarried and John A. McCombs, Jr., unmarried

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

Angelo Bennetti and wife, Caroline Bennetti

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. 6A on the Plan of the Zone Lot Division of Lot Nos. 6, 8 and 10 through 20, Phase One, of Valley View Terrace, as shown on plat of record in Plat Book 5200, Page 531 (amending Plat Book 5200, Page 77), in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to John A. McCombs, Sr., unmarried and John A. McCombs, Jr., unmarried, Joint Tenants with Right of Survivorship, by Quitclaim Deed from John A. McCombs aka John A. McCombs, Sr., unmarried, dated 7/15/08 and recorded 7/25/08 in Instrument Number 20080725-0076155, in the Register's Office for Davidson County, Tennessee.

Map and Parcel Number: 133-08-0-199.00

Unimproved ( )
This is improved (X) property known as **421 Cathy Jo Circle, 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 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. 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.

BILL GARRETT, Davidson County
Trans:T20120064691 DEEDWARR
Recvd: 08/29/12 10:03 3 pgs
Fees:18.00 Taxes:214.60
20120829-0077887

Witness my hands this 22 day of August, 2012.

John A. McCombs

John A. McCombs, Sr.

STATE OF WEST VIRGINIA
COUNTY OF Ohio

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John A. McCombs, Sr. the bargainor(s) 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 and official seal this 22nd day of August, 2012.

Commission Expires: 02-15-22

Notary Public

OFFICIAL SEAL
Notary Public, State of West Virginia
STEVEN SANSONE
1096 Valley View Ave
Wheeling, WV 26003
My Commission Expires Feb. 15, 2022

Witness my hands this _____ day of August, 2012.

John A. McCombs, Jr

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John A. McCombs, Jr. the bargainor(s) 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 and official seal this 27th day of August, 2012.

Commission Expires: 5/23/16

Notary Public

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY