WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120084423 DEEDWARR
Recvd: 11/05/12 13:47 2 pgs
Fees: 13.00 Taxes: 1128.50
20121105-0101823

DAWN D. CHASE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of October, 2012.

Notary Public

MY COMMISSION EXPIRES: 3/18/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua Jenkins and Julie Jenkins	Franklin Synergy Bank	118-2-119.00
(NAME)	(NAME)	
2805 Vaulx Lane	3301 Aspen Grove Dr Ste 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Franklin, TN, 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Darryl N. Bennett, married***, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Joshua Jenkins and Julie Jenkins, husband and wife**, 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. 13 on the Map of the First Subdivision of the W. T. Berry Estate, Section 2, of record in Book 1130, page 8, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 60.0 feet on the southwesterly margin of Vaulx Lane, formerly Kirkwood Avenue, and runs back between lines measuring 150.3 feet on the northwesterly line and 159.0 feet on the southeasterly line to a dead line measuring 60.0 feet thereon.

Being the same property conveyed to Darryl N. Bennett, married, by Warranty Deed from Johnnie Turner aka Johnnie M. Bennett, married, dated September 29, 2006, filed October 4, 2006, in Instrument No. 20061004-0123231, Register's Office for Davidson County, Tennessee.

*Subject property is not the principal marital residence of Darryl N. Bennett, the within named Grantor.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 2805 Vaulx Lane, Nashville, TN 37204

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, has 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.

Witness our hands this **29th** day of **October, 2012.**

Darryl N. Bennett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Darryl N. Bennett**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **29th** day of **October, 2012.**

Notary Public

My commission expires:
8/23/14

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON