BILL GARRETT, Davidson County
Trans:T20120099363 DEEDWARR
Recvd: 12/28/12 09:28 2 pgs
Fees:13.00 Taxes:233.10

20121228-0119819

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,000.00

Shannon Alexander
Affiant

Subscribed and sworn to before me, this 21ST DAY OF DECEMBER, 2012.

Mary Elizabeth Birthright
Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matt Bennett and wife, Elizabeth Bennett	Same as new owner	07205014200
	(NAME)	
1007 Dozier Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Dustin Allen Huffine, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Matt Bennett and wife, Elizabeth Bennett, hereinafter called the Grantees, their heirs and assigns, that 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. 28 ON THE MAP OF DOZIER PLACE, OF RECORD IN BOOK 974, PAGE 51, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO DUSTIN ALLEN HUFFINE BY DEED FROM JAMES DARRELL HASTINGS AND KELLYE HASTINGS AND JOYCE M. JACKSON, OF RECORD BY INSTRUMENT NO. 20021202-0148299, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1007 Dozier Place, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my/our hand(s) this 21st day of December, 2012.

WARRANTY DEED
(Continued)

Dustin Allen Huffine

STATE OF CALIFORNIA

COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dustin Allen Huffine, married, the herein bargainor(s), 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 the 20th day of December, 2012.

Notary Public

My Commission Expires: June 17, 2014

GLADYS HARDING
Commission # 1892803
Notary Public - California
Los Angeles County
My Comm. Expires Jun 17, 2014

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072