This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $55,000.00.

Affiant

Subscribed and sworn before me this the 26th day of February, 2013.

Notary Public
My commission expires:
1/15/17

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Angelo Bennetti	New Owner	133-8-115
453 Cathy Jo Circle		
Nashville, TN 37211		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JULIA K. JORDAN, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ANGELO BENNETTI AND CAROLINE BENNETTI, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 19A on the Plan of the Zone Lot Division of Lot Nos. 6, 7 and 10 through 20, Phase I, Valley View Terrace of record in Plat Book 5200, Page 531, amending Plat Book 5200, page 77, Register's Office for Davidson County, Tennessee. .

Being the same property conveyed to Julia K. Jordan, an unmarried woman by Quitclaim Deed from Helen r. Jordan, unmarried of record in Instrument No. 20080812-0082972; dated August 8, 2008; said Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 453 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 26th day of February, 2013.

Julia K. Jordan

BILL GARRETT, Davidson County
Trans:T20130017269 DEEDWARR
Recvd: 03/01/13 14:01 2 pgs
Fees:13.00 Taxes:203.50
20130301-0020904

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Julia K. Jordan, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of February, 2013.

My commission expires:

1/15/17

Notary Public

MARK BELL
STATE
OF
TENNESSEE
NOTARY
PUBLIC
WILLIAMSON COUNTY