WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,500.00 Jordan Chase Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th day of March, 2013 Notary Public MY COMMISSION EXPIRES: 12-10- (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130020972 DEEDWARR
Recvd: 03/14/13 12:49 2 pgs
Fees:13.00 Taxes:671.55
20130314-0025545

THIS INSTRUMENT WAS PREPARED BY Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067		
ADDRESS NEW OWNER(S) AS FOLLOWS: Mark C. Bennett and Jordan R. Bennett	SEND TAX BILLS TO: F&M Bank	MAP-PARCEL NUMBERS 118010B01700CO
(NAME) 810B Knox Avenue	(NAME) 10 Cadillac Way Ste 100	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Brentwood, TN, 37027	
(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, I, **Margaret Donaldson, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Mark C. Bennett, a married person and Jordan R. Bennett, unmarried, as joint tenants with the right of survivorship,** 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 Unit No. 9A on the Plan of Kirkwood Glen shown as Exhibit "B" of record in Doc. No. 20051004-0119321, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Margaret Donaldson by Warranty Deed from Steven Henry Rezba dated November 26, 2007 of record in Instrument No. 20071203-0139698, Register's Office of Davidson County, Tennessee.

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.

unimproved ☐
This is improved X property, known as 810B Knox Avenue, 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 **11th** day of **March, 2013**

Margaret Y. Donaldson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal, this **11th** day of **March, 2013**

Notary Public

My commission expires: 12-10-16

