BILL GARRETT, Davidson County
Trans:T20130034916 DEEDWARR
Recvd: 04/29/13 11:36 2 pgs
Fees:13.30 Taxes:370.00
20130429-0042262

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd
Suite 203A
Nashville, Tennessee 37215

CRT File No. 13040060

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is geater, for this transfer is: $100,000.00.

Charles V. Carmack
Affiant

Subscribed and sworn to before me, this26th day of April, 2013.

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Charles V. Carmack and Betty L. Carmack 4215 Lavergne Couchville Pike Antioch TN 37013	New Owner	Tax Parcel ID No. 165-00-0 051.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **May E. Bennett, Trustee, Mary E. Bennett Living Trust Agreement dated February 17, 2011** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles V. Carmack and Betty L. Carmack, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract of land in Davidson County, Tennessee, described more fully as follows:

Beginning at a point in the center line of Old Hickory Boulevard at its intersection with the Southerly margin of Pin Hook Road, if extended: thence along the center line of Old Hickory Boulevard, in a Southwesterly direction ___ feet to a point in the North line of Paul property; thence along Paul's North line, South 86 East 518 feet to a stake; thence South 6° West 268 feet to a stake; thence with Sanders North line, North 89° East 471 feet to a fence corner in Woods' West line; thence with Woods' line, along a fence, North 2° East 605 feet to a point in the center of Pin Hook Road; thence along the center of said Road, North 83° 30' West 400 feet; thence leaving the Road North 2° East 211 feet to a stake; thence North 89° 30' West 304 feet to the point of beginning, and containing 12.25 acres, more or less. (Description from prior deed of record).

Included in this description but not in this conveyance:

Beginning at a point in the Southerly margin of Pin Hook Road, said point also being 721 more or less East of the Easterly margin of Old Hickory Boulevard; thence leaving said margin and generally along a fence and The Johnnie Woods West line of record in Book 769, Page 467, said Register's Office, S 03 degrees 49 minutes 04 seconds W 582.55 feet to a fence corner; thence leaving the aforementioned Woods line and along the Northerly line of the W.E. Sanders property of record in Book 5610, Page 384, said Register's Office, N 89 degrees 24 minutes 25 seconds W 472.08 feet to a fence corner; thence leaving the aforementioned Sanders line and along the Lawrence P. Davenports East line of record in Book 5595, Page 328, said Register's Office, N 11 degrees 51 minutes 06 seconds E 646.76 feet to a point in the Southerly margin of Pin Hook Road, said point being the Northeast corner of Tract I as shown on said survey; thence along said margin of Pin Hook Road and with a curve to the left 141.30 feet, and having a radius of 1590.79 feet and a chord bearing of S 79 degrees 52 minutes 43 seconds E; thence S 82 degrees 25 minutes 24 seconds E 241.07 feet to the point of beginning and containing 5.96 acres, more or less. (Description from prior deed of record).

Being the same property conveyed to Peppertree, Ltd, by Deed from Mary E. Edmondson, unmarried, dated June 8, 1988, of record in Book 7571, Page 57, re-recorded in Book 7662, Page 68, Register's Office, Davidson County, Tennessee.

Also included in this description but not in this conveyance:

Land described on a Right of Way Deed for Pin Hook Road to Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from Mary E. Edmondson to May E. Bennett, Trustee, Mary E. Bennett Living Trust Agreement dated February 17, 2011 as recorded on the 23rd day of February, 2011 in Instrument No. 20110223-0014876 and Warranty Deed from M. Leon Painter and wife, Mary Louise Painter to Maybre G. Edmondson and wife, Mary E. Edmondson as recorded on the 16th day of February, 1951 in Deed Book 1941, Page 219, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.
Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property located at 4215 Lavergne Couchville Pike Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of April, 2013.

Mary E Bennett Trustee
May E. Bennett, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, May E. Bennett, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the trustee of the Mary E. Bennett Living Trust Agreement dated February 17, 2011, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 26th day of April, 2013.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014