THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 13030207**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $340,000.00. Affiant Subscribed and sworn to before me, this 30th day of April, 2013. My Commission Expires September 9, 2014 Notary Public My Commission Expires:

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20130037815 DEEDWARR
Recvd: 05/07/13 08:42 2 pgs
Fees:13.00 Taxes:1258.00
20130507-0045760

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Emily J Fisher and Brian S Fisher 867 Rodney Drive Nashville TN 37205	New Owner	Tax Parcel ID No. 11505001200

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, **Jason R. Bennett and Mandy M. Bennett, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Emily J Fisher and Brian S Fisher, Wife and Husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Revised Section Three, West Meade Hills of record in Plat Book 3300, Page 8, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jason R. Bennett and Mandy M. Bennett by Quitclaim Deed from Jason R. Bennett, Joseph Wayne Stanford and Michael S. Hoover of record in Instrument No. 20050617-0069556, Register's Office for Davidson County, Tennessee, dated June 15, 2005 recorded on June 17, 2005.
Being the same property conveyed to Jason R. Bennett, Joseph Wayne Stanford and Michael S. Hoover by Quitclaim Deed from Michael S. Hoover of record in Instrument No. 20041104-0132943, Register's Office for Davidson County, Tennessee, dated September 27, 2004 recorded on November 4, 2004.
Being the same property conveyed to Michael S. Hoover by Deed from Alan V. Shields of record in Instrument No. 20040930-0117771, Register's Office for Davidson County, Tennessee, dated September 24, 2004 recorded on September 30, 2004.

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.

Taxes for the year 2013 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 3300, Page 8, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 3252, Page 84, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States

Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws of record in Book 6441, Page 611, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 6779, Page 669, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 867 Rodney Drive Nashville TN 37205

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 30th day of April, 2013.

Jason R. Bennett

Mandy M. Bennett

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jason R. Bennett and Mandy M. Bennett, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2013.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 18, 2014