BILL GARRETT, Davidson County
Trans:T20130042935 DEEDWARR
Recvd: 05/22/13 14:51 2 pgs
Fees:13.00 Taxes:2275.50

20130522-0051905

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $615,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 17TH DAY OF MAY, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 8, 2014

THIS INSTRUMENT PREPARED BY
Jim R. Vaughn, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-C5362 PHILLIPS

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Harry Johnson Phillips and Emily Phillips	same	116-08-0 026.00
195 Kenner Avenue		
Nashville, TN 37205		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JASON C. BENNETT AND WIFE, STACEY BENNETT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

HARRY JOHNSON PHILLIPS, III AND EMILY H. PHILLIPS, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 195 Kenner Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand on the 17th day of May, 2013.

Jason C. Bennett

Stacey Bennett

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, JASON C. BENNETT AND STACEY BENNETT, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 17th day of May, 2013.

Notary Public

My Commission Expires:

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee being the Northerly 50 feet of Lot No. 57 on the Plan of Kenner-Manor Land Company's Second Subdivision of the Kenner Tract, of record in Book 421, Page 100, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof. Said part of Lot No. 57 fronts 50 feet on the Westerly side of Kenner Avenue, and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Jason C. Bennett, unmarried by Warranty Deed from Christopher C. Breeding and wife, Jennifer E. Breeding, recorded on the 16th day of September, 2005 in Instrument No. 20050916-0111752, in the Register's Office of Davidson County, Tennessee.

Stacey Bennett joins in this conveyance to convey any marital interest she may have in subject property.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of KENNER-MANNOR LAND CO'S, as recorded in Plat Book 421, Page(s) 100, 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).

d. 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).

e. Easement for Sanitary Sewer and/or Storm Drainage, recorded in Book 11584, Page 940.

f. Easement for Joint Driveway Access Easement, recorded in Book 11736, Page 392. NOTE: This easement was incorrectly previously omitted from prior Warranty Deeds on this property.

g. Sanitary sewers and/or storm drainage easement and a 10' temporary construction easement to Middle Tennessee Electric Membership Corp. Recorded in Book 3957, page 49.