BILL GARRETT, Davidson County
Trans:T20130045328 DEEDWARR
Recvd: 05/31/13 10:01 2 pgs
Fees:13.00 Taxes:414.40
20130531-0054921

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Brandon Marshall
4253 Sweden Drive
Hermitage, TN 37076

MORTGAGEE
F&M Bank
50 Franklin Street
Clarksville, TN 37040

SEND TAX BILLS
Mortgagee
F & M Bank
50 Franklin Street
Clarksville, TN 37040

MAP-PARCEL:
MAP 075-06-0
PARCEL 033.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Julius Ray Bennett, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Brandon D Marshall,** *** 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: *** single man

Land in Davidson County, Tennessee, being Lot No. 274 on the Plan of Hermitage Estates Subdivision, Section II, as of record in Book 3700, Page 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Julius Ray Bennett, by Warranty Deed from John F. Kelly and wife, Mildred R. Kelly, dated June 7, 2002 and filed of record in Instrument No. 20020619-0074303, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 3924, Page 25, and amended in Book 3952, Page 881; easements, covenants conditions and all matters and notes as shown on the plan of record in Book 3700, Page 23, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **4253 Sweden Drive Hermitage, TN 37076.**

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, 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 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 29th day of May, 2013.

Julius Ray Bennett

Julius Ray Bennett

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Julius Ray Bennett, unmarried, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of May, 2013.

Dean Robinson

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.1.16

STATE OF Tennessee
COUNTY OF ~~Wilson~~ DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $112,000.00.

Latina Nuckols

AFFIANT

Subscribed and sworn to before me this 30th day of May, 2013.

NOTARY PUBLIC

My Commission Expires: 9-9-14

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.