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

CRT File No. 13030116

BILL GARRETT, Davidson County
Trans:T20130047050 DEEDWARR
Recvd: 06/05/13 13:50 2 pgs
Fees:13.00 Taxes:1272.80
20130605-0057234

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $344,000.00.

Affiant

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

Notary Public
My Commission Expires:

JONATHAN B. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2015

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Marty Booth and Robyn Booth 1104 Rannoch Pl Nashville TN 37220	~~New Owner~~ F&M Bank 10 Cadillac Dr, Ste 100 Brentwood TN 37027	Tax Parcel ID No. 161-01-0-B 097.00 CO

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, **Christopher J. Bennett, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Marty Booth and Robyn Booth, Husband and Wife**, ("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 21, PHASE THREE, SECTION ONE, ABERDEEN WOODS (A PLANNED UNIT DEVELOPMENT), as shown on plat of record in Instrument No. 20000523-0051434, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Christopher J. Bennett, married by Warranty Deed from Kyle D. Matthews and wife, Susan F. Matthews, recorded on the 24th day of September, 2008 in Instrument No. 20080924-0097307, in the Register's Office of Davidson County, Tennessee.

Danielle Bennett, wife of Christopher J. Bennett, hereby joins in the signing of this Warranty Deed to convey any marital interest she may have in the subject property

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE THREE, SECTION ONE, ABERDEEN WOODS (A PLANNED UNIT DEVELOPMENT), as recorded in Instrument No. 20000523-0051434.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 10790, Page 189, Book 11303, Page 555 and Book 11714, Page 843 and Instrument Nos. 20000203-0011436, 20030221-0023491, 20030221-0023492 and 20030730-0108227.

Terms and provisions of by-Laws recorded in Book 10790, Page 219.

Charter of Homeowners Association recorded in Book 10790, Page 2154 and Book 10792, Page 896.

Dedication of common area recorded at Instrument No. 20010110-0003209.

Re-affirmation of Plat and re-imposition of Restrictions recorded at Instrument No. 20000816-0081296.

This is improved property located at 1104 Rannoch Place Nashville, TN 37220.

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 May, 2013.

Christopher J Bennett by Danielle Bennett as attorney-in-fact Danielle Bennett

Christopher J. Bennett, by Danielle Bennett, as attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Danielle 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 **Attorney-in-fact for Christopher J. Bennett,** of 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 30th day of May, 2013.

Notary Public

My Commission Expires: _____

JONATHAN B. HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2015