BILL GARRETT, Davidson County
Trans:T20130049796 DEEDWARR
Recvd: 06/13/13 11:25 2 pgs
Fees:13.00 Taxes:851.00
20130613-0060438

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN133153

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Leslie Lauside
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of June, 2013.

NOTARY PUBLIC

My commission expires: 8-5-2013

BRYANT L. GRANTHAM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry Byron Larrance et al 1108 Sunnymeade Drive Nashville, TN 37216	Same address as new owner	06115016700

FOR AND IN CONSIDERATION of the sum of Two Hundred Thirty Thousand and 00/100 Dollars ($230,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **TIMOTHY BENNETT AND WIFE, KIMBERLY BENNETT**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **LARRY BRYON LARRANCE AND LORI LARRANCE, HUSBAND AND WIFE, AND LARRY LARRANCE, AN UNMARRIED MAN**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lot 6 of the Sunnymeade Subdivision as shown by a map of record in Book 974, at pages 56 and 57, in the Davidson County, Tennessee Register of Deeds Office.

Being the same property conveyed to Timothy Bennett and wife, Kimberly Bennett, by General Warranty Deed from Kendall Lynch, Executor of the Estate of Maude P. Lynch, dated 1/31/2002, recorded 2/11/2002, of record in Instrument No. 20020211-0017757, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on plat of record in Book 974, pages 56-57; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known and designated as 1108 Sunnymeade Drive, Nashville, TN 37216.

TMB
KDB

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 10th day of June, 2013.

TIMOTHY BENNETT

Kimberly D. Bennett
KIMBERLY BENNETT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Timothy Bennett and Kimberly Bennett, 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 seal, this the 10th day of June, 2013.

Notary Public

Bryant L Grantham
Printed Notary Name

My commission expires: 8-5-2013

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY