BILL GARRETT, Davidson County
Trans:T20130057963 DEEDWARR
Recvd: 07/08/13 15:10 2 pgs
Fees:13.00 Taxes:1600.25
20130708-0070413

WARRANTY DEED

G-KW-13-2218

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $432,500.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF July, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hollis Bennett	Farmington Financial Group, LLC	
518 Rosedale Avenue (ADDRESS)	(NAME) 2002 Richard Jones Road Suite 300A (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	105-14-112.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MATTHEW S. DENNIS AND JUDITH K. HOFFMAN, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto HOLLIS BENNETT AND KATHRYN BENNETT, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOT NO. 3 AND THE NORTHERLY HALF OF LOT NO. 4 OF BLOCK 12 ON THE PLAN OF YARBROUGH'S SUBDIVISION OF WOODLAND, AS OF RECORD IN BOOK 161, PAGE 87, REGISTER'S OFFICE FOR SAID COUNTY.SAID LOT NO. 3 AND PART OF LOT NO. 4 FRONT TOGETHER 75 FEET ON THE EASTERLY SIDE OF GRANTLAND AVENUE AND RUN BACK BETWEEN PARALLEL LINES 165 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO MATTHEW S. DENNIS AND JUDITH K. HOFFMAN, HUSBAND AND WIFE BY WARRANTY DEED FROM DENNIS CLARK, UNMARRIED, RECORDED ON THE 22ND DAY OF FEBRUARY, 2007 IN INSTRUMENT NO. 20070222-0022491, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN PLAT BOOK 161, PAGE 87, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 2218 Grantland Avenue, Nashville, Tennessee 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 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 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 my/our hand(s) this 5th day of July, 2013.

Matthew S. Dennis

Judith K. Hoffman

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matthew S. Dennis and Judith K. Hoffman, the within named bargainor, 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 the 5th day of July, 2013.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903