BILL GARRETT, Davidson County
Trans:T20130059603 DEEDWARR
Recvd: 07/12/13 13:51 2 pgs
Fees:13.00 Taxes:362.60
20130712-0072378

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 98,000.00

Affiant

Subscribed and sworn to before me, this 8th day of July, 2013.

Notary Public

My commission expires: 4-28-2014

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 04-28-2014

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| AMBER J. FLETCHER | First Community Mortgage | 04305014800 |
| 220 ROOSEVELT AVENUE | 275 Robert Rose Drive | |
| MADISON, TN 37115 | Murfreesboro, TN 37129 | |

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

* HELEN R. BENTLEY, UNMARRIED

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

AMBER J. FLETCHER A SIngle Person

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:

Being Lot No. 17 Block "B" on the Map of Kennaston Estates, as of record in Book 843, Page 83, Retister's Office for said County. Said Lot fronts 50 feet on the southerly side of Roosevelt Street and runs back between parallel lines, 139 feet to a dead line in the rear.

(a) Bentley BEING THE SAME PROPERTY CONVEYED TO JOSEPH D. BENTLEY AND HELEN R. ~~BENTLEY~~, HUSBAND AND WIFE BY WARRANTY DEED FROM TERRY L. MCDONALD AND RACHEL L. MCDONALD, HUSBAND AND WIFE DATED 06/03/1994 RECORDED ON 06/07/1994 IN RECORD BOOK 9371 PAGE 86-88 SAID REGISTER'S OFFICE FOR SAID COUNTY. JOSEPH D. BENTLEY HAVING SINCE DIED ON JUNE 16,1999.

(B) *Due to a scriver's error, Helen P. Bentley took title as Helen R. Bentley. Both are one and the same.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 220 ROOSEVELT AVENUE, MADISON, TN 37115.

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 in 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 my/our hand(s) this 8th day of July, 2013.

Helen Marlin Bentley By Edward Arnold Bentley Attorney in Fact
HELEN P. BENTLEY
BY EDWARD ARNOLD BENTLEY
HER ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, EDWARD ARNOLD BENTLEY, to me known ( or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument in behalf of HELEN P. BENTLEY, and who acknowledged that he executed the same as the free act and deed of HELEN P. BENTLEY.

(VB) POA 20120307-0020150, RODCTN.

Witness my hand, at office, this 8th day of July, 2013.

Notary Public

My Commission Expires: 1/26/16

Helen P. and Helen R. are one and the same person. (CR)

LELAND L. COLEMAN JR.
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

**Return to:**
**Foundation Title and Escrow, LLC.**
**2672 N. Mt. Juliet Rd.**
**Mt. Juliet, TN 37122**