BILL GARRETT, Davidson County
Trans:T20130077705 DEEDWARR
Recvd: 09/09/13 09:37 2 pgs
Fees:13.00 Taxes:471.75
20130909-0094655

WARRANTY DEED

AMIE JO GRAVITT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **16th** day of **August, 2013**

Notary Public

MY COMMISSION EXPIRES: 10/26/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan Bush (NAME)	Guaranty Trust Comp (NAME)	072 05 0 142.00
1007 Dozier Place (ADDRESS)	3116 Robert Rose Dr. (ADDRESS)	
Nashville, TN 67216 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (CITY) (STATE) (ZIP)	

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 acknowledged, I/WE, **Matt Bennett and Elizabeth Bennett, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ryan Bush, unmarried**, 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:

Land in Davidson County, Tennessee, being Lot No. 28 on the map of Dozier Place, of record in Book 974, page 51, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Matt Bennett and wife, Elizabeth Bennett by Warranty Deed from Dustin Allen Huffine, married dated December 21, 2012, of record in Instrument No. 20121228-0119819, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Dustin Allen Huffine by deed from James Darrell Hastings and Kellye Hastings and Joyce M. Jackson of record in Instrument No. 20021202-0148299, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1007 Dozier Place, Nashville, TN 67216

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, has 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 **16th** day of **August, 2013**

Matt Bennett

Matt Bennett

Elizabeth Bennett

Elizabeth Bennett

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Matt Bennett and Elizabeth Bennett**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **16th** day of **August, 2013**

Notary Public

My commission expires

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016

RETURN:

EXECUTIVE TITLE LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122