WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140015358 DEEDWARR
Recvd: 03/06/14 10:12 2 pgs
Fees:13.00 Taxes:1628.00
20140306-0018800

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 2014.

Notary Public

MY COMMISSION EXPIRES: 5/20/14

B-TC-13-9257

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212
Phone: 615-383-2903

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gwendolyn Beth Williams (NAME)	**F & M Bank** (NAME)	
9042 Old Charlotte Pike (ADDRESS)	**50 Franklin Street** (ADDRESS)	**168-00-0-246.00**
Pegram, TN 37143 (CITY) (STATE) (ZIP)	**Clarksville, TN 37040** (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **JASON R. BENNETT, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **GWENDOLYN BETH WILLIAMS AND HUSBAND STEVEN DEAN WILLIAMS,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, TENNESSEE, described as follows, to wit:

BEING A TRACT OF LAND SHOWN ON PROPERTY MAP 168, ASSESSOR'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, IDENTIFIED AS PARCEL 159 AND BOUNDED IN GENERAL BY HESTER BEASLEY ROAD ON THE SOUTH, C.K. GOWDA ON THE NORTH AND WEST AND MARY JOHNSON ON THE EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE NORTH RIGHT OF WAY OF HESTER BEASLEY ROAD AT THE SOUTHEAST CORNER OF THE C.K. GOWDA PROPERTY RECORDED IN DEED BOOK 5396, PAGE 450, REGISTERS OFFICE FOR DAVIDSON COUNTY;
THENCE LEAVING SAID RIGHT OF WAY AND ALONG SAID GOWDA'S EAST LINE, N 16 DEGREES, 40'14" W, 217.61 FEET TO AN IRON PIN THENCE N 22 DEGREES, 47'08" E, 106.91 FEET TO AN IRON PIN; THENCE N 11 DEGREES 44'17"E, 178.01 FEET TO AN IRON PIN; THENCE N 35 DEGREES 8'22" E, 133.91 FEET TO A CONCRETE BLOCK; THENCE S 68 DEGREES 54'16" E, 117.08 FEET TO AN IRON PIN; THENCE S 59 DEGREES, 58'24" E, 154.99 FEET TO AN IRON PIN; THENCE S 74 DEGREES, 20'39" E, 130.95 FEET TO AN IRON PIN; THENCE ALONG A NEW LINE, THE FOLLOWING 4 CALLS, S 60 DEGREES 47' 03" W A DISTANCE OF 98.52 FEET TO AN IRON PIN; THENCE S 15 DEGREES 39'21" W A DISTANCE OF 89.40 FEET TO AN IRON PIN; THENCE S 43 DEGREES 38'32" E A DISTANCE OF 300.21 FEET TO AN IRON PIN; THENCE S 16 DEGREES 20'26" W A DISTANCE OF 58.26 FEET TO AN IRON PIN IN THE NORTH RIGHT OF WAY OF HESTER BEASLEY ROAD; THENCE WITH SAID RIGHT OF WAY, ALONG A CURVE TO THE LEFT HAVING RADIUS OF 782.82' FEET, A DISTANCE OF 436.74 FEET TO AN IRON PIN AT THE BASE OF A 20" CEDAR TREE; THENCE S 74 DEGREES, 22'34" W A DISTANCE OF 115.67 FEET TO AN IRON PIN AT THE POINT OF BEGINNING AND CONTAINING 5.04 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO JASON R. BENNETT BY DEED FROM U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR STARM 2007-3 OF RECORD AT INSTRUMENT NO. 20131119-0119426, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 25, 2013 AND RECORDED ON NOVEMBER 19, 2013. $280,000.00 BEING THE SAME PROPERTY CONVEYED TO U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR STARM 2007-3 BY SUBSTITUTE TRUSTEE'S DEED FROM NATIONWIDE TRUSTEE SERVICES, INC., AS SUBSTITUTE TRUSTEE OF RECORD AT INSTRUMENT NO. 20130418-0038781, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 4, 2013 AND RECORDED ON APRIL 18, 2013. BEING THE SAME PROPERTY CONVEYED TO LOIETTE H. THOMPSON, UNMARRIED BY DEED FROM JEFFREY L. BURNS AND WIFE, PAMELA B. BURNS OF RECORD AT INSTRUMENT NO. 20031015-0152987, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 10, 2003 AND RECORDED ON OCTOBER 15, 2003. $430,000.00

THE ABOVE REFERENCED PROPERTY WAS INVESTMENT PROPERTY AND HAS NEVER BEEN THE PRINCIPAL MARITAL RESIDENCE OF JASON R. BENNETT.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS; RIGHT OF WAY AGREEMENT OF RECORD IN BOOK 1730, PAGE 594; RIGHT OF WAY OF RECORD IN BOOK 1784, PAGE 311 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is ( ) **unimproved** (X) **improved** property known as **9257 Hester Beasley Road Nashville, Tennessee 37221.**

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 28th day of February, 2014.

Jason R. Bennett

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jason R. Bennett, 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 28th day of February, 2014.

Notary Public

My Commission Expires:

(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212