STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE

Notary Public

MY COMMISSION EXPIRES: 3/8/15

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin C. Sproul	Cole Taylor Bank	11910015300
(NAME)	(NAME)	
2724 Hartford Drive	2350 Green Road, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Ann Arbor, MI 48105	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE,

WILLIAM SCOTT DRENNAN, UNMARRIED

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

BENJAMIN C. SPROUL,

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. 12 on the Plan of Hidden Acres, as of record in Book 1130, page 89, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Howell Townes, a life estate, and on his death a life estate to Deloris G. Townes until her death or re-marriage, whichever contingency comes first, with the remainder interest to Howell Townes Jr., by Quitclaim Deed from Phillip Saindon, Trustee, recorded on May 5, 1976, of record in Book 5021, Page 992, Register's Office for Davidson County, Tennessee. The said Howell Townes (S.R.) now deceased, having passed on August 6, 1976.

Being the same property conveyed to Howell Townes, Jr. by Quitclaim Deed from Deloris G. Townes, recorded on February 7, 2013, of record in Instrument No. 20130207-0012785, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William Scott Drennan by deed from Howell Townes Jr., married, recorded on April 24, 2013, of record in Instrument No. 20130424-0040631, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2724 Hartford Drive, Nashville, TN 37210

(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 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 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

BILL GARRETT, Davidson County
Trans:T20140020872 DEEDWARR
Recvd: 03/28/14 10:34 2 pgs
Fees:13.00 Taxes:592.00
20140328-0025717

Witness my/our hand(s) this ___ day of March, 2014

William Scott Drennan

State of MASSACHUSETTS
County of Suffolk

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Scott Drennan, the bargainor(s), 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 at on this

Commission expires: April 3, 2020

Notary Public

LORI ARCHAMBAULT NOTARY PUBLIC COMMONWEALTH OF MASSACHUSETTS MY COMMISSION EXPIRES APRIL 3, 2020

Map and Parcel: 11910015300
Property Address: 2724 Hartford Drive, Nashville TN 37210