WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $162,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29TH DAY OF APRIL, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Vandiver, Pedigo, Bumgardner & Wainwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-6864P BENNETT

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Nick Bennett and Lindsay Johns		106-16-0-001.00
918 Havenhill Drive		
Nashville, TN 37217		

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,

KRISTINA M. GRANT, MARRIED*

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

NICHOLAS BENNETT, A SINGLE PERSON AND LINDSAY JOHNS, A SINGLE PERSON
JOINT TENANTS WITH COMMON LAW RIGHTS OF SURVIVORSHIP

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 52, HILL-N-DALE ACRES, as shown on plat of record in Plat Book 2900, Pages 33 and 34, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from John C. Grant to Kristina M. Grant* as recorded on the 3rd day of July, 2007 in Instrument No. 20070703-0079338 and Warranty Deed from Marshall Kennedy and wife, Mary Lee Kennedy to Kristina M. Grant as recorded on the 22nd day of November, 2005 in Instrument No. 20051122-0140825, in the Register's Office of Davidson County, Tennessee.

*Eric Vollman joins in this conveyance to convey any and all martial interest in the property

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HILL-N-DALE ACRES, as recorded in Plat Book 2900, Page(s) 33 and 34, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2959, Page 213 and Book 3375, Page 371 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

BILL GARRETT, Davidson County
Trans:T20140030018 DEEDWARR
Recvd: 05/01/14 15:51 2 pgs
Fees:13.00 Taxes:599.40
20140501-0036996

This is improved property known as 918 Havenhill Drive, Nashville, TN 37217

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 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 our hand on the 29, day of April, 2014.

Kristina M. Grant NKA Kristina Vollman

Eric Vollman

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, KRISTINA M. GRANT NKA Kristina Vollman, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 29, day of April, 2014.

Notary Public

My Commission Expires: _____

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-27-2016

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, a Notary Public of said County and State, Eric Vollman, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 29 day of April, 2014.

Notary Public

My Commission Expires: 07/03/2017

CHRIS HULSHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.