Davidson County DEEDWARR
Recvd: 10/20/14 12:03 4 pgs
Fees:23.00 Taxes:13819.50
20141020-0096456

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32042-10-2014** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: ~~$3,735,000.00~~. Affiant Subscribed and sworn to before me this 20th day of October, 2014. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires MAY 2, 2018

WARRANTY DEED

Address New Owner: Fred Russell Harwell, Trustee of the Slim Dunkin Trust 18 Bancroft Place Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 144 000 09800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Martin P. Bennett and wife, Linda L. Bennett**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Fred Russell Harwell, Trustee of the Slim Dunkin Trust** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 18 Bancroft Place, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 20th day of October, 2014.

Martin P. Bennett

Linda L. Bennett

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Martin P. Bennett and Linda L. Bennett**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of October, 2014.

Notary Public

My Commission Expires:

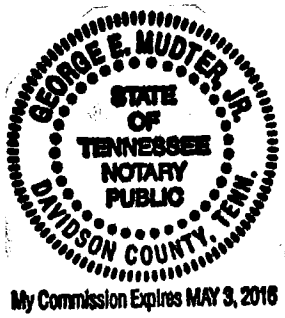


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Bancroft, of record in Plat Book 9700, pages 326 and 327, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Martin P. Bennett and wife, Linda L. Bennett, by deed dated April 28, 2008, from Richard L.Keister and wife, Linda J. Keister, of record in Instrument No. 20080506-0046790, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Declaration of Covenants, Conditions and Restrictions for Bancroft of record in Book 10319, page 1 and amended in Book 10366, page 623 and Book 10564, page 570, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
2. Charter of Incorporation of Bancroft Homeowners Association, Inc. of record in Book 11350, page 855, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7911, pages 385, 389 and 451 and Book 8009, page 109, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 9700, pages 326 and 327, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Elizabeth J. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017