THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14102161** BILL GARRETT, Davidson County Trans:T20140079718 DEEDWARR Recvd: 10/22/14 14:13 2 pgs Fees:13.00 Taxes:5920.00 20141022-0097588	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,600,000.00. Affiant Subscribed and sworn to before me, this 20th day of October, 2014. Notary Public My Commission Expires:

SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-11-2017

WARRANTY DEED

Address New Owner: Martin Bennett and Linda Bennett 2430 Bear Road Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 11709005700

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, **Charles E. Boone and Shirley L. Boone, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Martin Bennett and Linda Bennett, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 3, BLOCK 6, WOODMONT ESTATES, as shown on plat of record in Plat Book 974, Page 29, 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 to Charles E. Boone and Shirley L. Boone, Husband and Wife by Warranty Deed from Jonula M. McNair, unmarried, recorded on the 21st day of February, 2013 in Instrument No. 20130221-0017326, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WOODMONT ESTATES, as recorded in Plat Book 974, Page(s) 29.

Easement recorded in Book 1153, Page 688.

This is improved property located at 2430 Bear Road Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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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 this 20th day of October, 2014.

Charles E. Boone by [signature], Attorney in Fact

Charles E. Boone
by Will Chapman, attorney-in-fact

Shirley L. Boone by [signature], Attorney in Fact

Shirley L. Boone
by Will Chapman, attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Will Chapman, with whom I am personally acquainted, and who acknowledged that he is the Attorney-in-fact for Charles E. Boone and Shirley L. Boone, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 20th day of August, 2014.

[signature]

Notary Public

My Commission Expires: _____

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017