Davidson County	DEEDWARR
Recvd: 12/15/14 15:37	3 pgs
Fees:18.00 Taxes:666.00	
20141215-0114631	

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $180,000.00. Affiant Subscribed and sworn to before me, this 12th day of December, 2014. Notary Public My commission expires:

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

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Stephen Walsh	Franklin Synergy	**Map\Parcel: 126-00-0-111.00**
4474 Heath Rd	722 Columbia Ave.	
Nashville, TN 37221	Franklin TN 37064	

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,

Deborah Jean Bennett, unmarried

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

Stephen Walsh, unmarried

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. 1 on the Plan of Bennett Subdivision, as of record in Plat Book 8250,page 656, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being a part of the same property conveyed to Terry Lawrence Bennett and wife, Deborah Jean Bennett, as tenants by the entirety by Quitclaim deed from Terry Lawrence Bennett of record in Book 11111, page 996, Register's Office for Davidson County, Tennessee, dated November 10, 1997 and recorded on September 14, 1998. Terry Lawrence Bennett having since died September 8, 2007, vesting the property in Deborah Jean Bennett. Said Deborah Jean Bennett is one and the same person as Deborah Bennett.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to the following: 1. Restrictions of record in Book 6019, Page 136, in the Register's Office for Davidson County, Tennessee. 2. Restrictive Covenant for Detached Structure of record in Instrument Number 20141020-0126091, in the Register's Office for Davidson County, Tennessee. 3. Right of Way Dedication Plat for Heath Road of record in Book 11190 , Page 85, in the Register's Office for Davidson County, Tennessee. 4. This conveyance is subject to all easements, restrictive covenants and conditions, and other matters shown on the Plan of Bennett Subdivision of record in Plat Book 8250, page 656, Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property known as 4474 Heath Rd Nashville, TN 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 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.

Witness my/our hand(s) this 12th day of December, 2014.

DEBORAH JEAN BENNETT BY

STEVE TRAVIS HER ATTORNEY IN FACT

Deborah Jean Bennett By Steve Travis, her Attorney-In-Fact

Deborah Jean Bennett by Debbie Travis her Attorney in Fact

Deborah Jean Bennett By Debbie Travis, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Steve Travis and Debbie Travis** with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument on behalf of Deborah Jean Bennett for the purposes therein contained, and who further proved to me that they are the **Attorney in Fact** for Deborah Jean Bennett and are authorized by Deborah Jean Bennett to execute this instrument on her behalf pursuant to Limited Durable Power of Attorney of record in Instrument No. 20140512-0040362, Register's Office for Davidson County, Tennessee.

Witness my hand this 12th day of December, 2014

Notary Public

My Commission Expires: 4.25.2016

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires April 25, 2016

File #: **7014244**
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ELIZABETH J. SMITH, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

