BILL GARRETT, Davidson County
Trans:T20140096460 DEEDWARR
Recvd: 12/26/14 11:20 4 pgs
Fees:23.00 Taxes:46.25
20141226-0117913

Return to: Southern Land Title & Escrow, Inc.
P.O. Box 217
Nolensville, TN 37135
615-776-7461

#1184/1185

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
William J. Bennecker and wife, Emma Denise Bennecker,	(NEW OWNERS)	Map/Parcel: 064-0-50-023.00
206 B Hadley's Bend Blvd		Map/Parcel: 064-0-50-024.00
Old Hickory, TN 37138		

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9927 Sam Donald Court, Ste B, Nolensville Road, Ste 3A, Nolensville, TN 37135.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **CECIL,ROY,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **WILLIAM J. BENNECKER AND WIFE, EMMA DENISE BENNECKER,** (The "Grantees"), their heir and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

SEE EXHIBIT "A"

This is the same description as used in previous deeds of record.

This is not the personal, primary or marital residence and/or any dependents of Grantor.

This conveyance is subject to the following:

1. **2015 Taxes, a lien not yet due and payable.**
2. **Restrictions of record in Instruction No. 20050404-0036360, said Register's Office.**
3. **Any and all matters appearing on record in Plat Book 421, page 120, said Register's Office.**

This is unimproved properties commonly known as **4031 and 4033 Main Street, Old Hickory, TN 37138.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $12,500.00.

Affiant

Subscribed and sworn to before me this 22nd day of December, 2014.

Notary public:
My commission expires: 01/13/2015

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 19th day of December, 2014.

ROY CECIL

[STATE OF TENNESSEE]
[COUNTY OF SUMNER]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ROY CECIL**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged HE executed the within instrument.

WITNESS my hand and official seal at Gallatin, Tennessee, this 19. day of December, 2014.

Notary Public
My Commission Expires 8-27-2018

NANCY DORIS PARKER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $12,500.00.

Affiant

Subscribed and sworn to before me this 22nd day of December, 2014.

Notary public:
My commission expires: 01/13/2015

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 19th day of **December, 2014.**

Roy Cecil

ROY CECIL

[STATE OF TENNESSEE]
[COUNTY OF SUMNER]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ROY CECIL**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged HE executed the within instrument.

WITNESS my hand and official seal at Gallatin, Tennessee, this 19 day of **December, 2014.**

Nancy Doris Parker

Notary Public
My Commission Expires 8-27-2018

NANCY DORIS PARKER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

EXHIBIT "A"

Parcel 1
(023.00)

Land in Davidson County, Tennessee, being Lot No. 10, of Block P on the Map of Hadley's Bend City of record in book 421, page 120, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Roy Cecil by warranty deed dated December 9th, 2011 from David Komisar, Successor Trust of The Louis Komisar Living Trust Agreement dated October 10, 2000 of record in Instrument No. 20111216-0098018, said Register's Office.

Parcel 2
(024.00)

Land in Davidson County, Tennessee, being Lot No. 12 of Block P on the Map of Hadley's Bend City of record in Book 421, page 120, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Roy Cecil by warranty deed dated December 9th, 2011 from David Komisar, Successor Trustee of The Louis Komisar Living Trust dated October 10, 2000 of record in Instrument No. 20111216-0098017, said Register's Office.