Davidson County DEEDWARR
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Fees:18.00 Taxes:1739.00
20150220-0014977

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of February, 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SHELLY M SMITH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 04-24-2018

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Bruce L. Bennett, Unmarried man | Renansant Bank | 116 12 0 129.00 |
| (NAME) | (NAME) | |
| 3901 Estes Road | 2200 Abbott Martin Rd., Ste. 101 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | Nashville, TN 37215 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Four Hundred Seventy Thousand And No/100 Dollars ($470,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jeremy Burton Hogg and wife, Lindsey Allen Hogg**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Bruce L. Bennett, Unmarried man**, 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 part of Lot Number 1 on the plan of the division of the Henry W. Compton Estate, as of record in Plan Book 2, Page 58, Chancery Court of Nashville, described according to a survey made by S. R. Sanford, Jr., Surveyor, dated August 21, 1941 as follows:

Beginning at the southwest corner of Estes Avenue (or Road) and Abbott Martin Road; thence with Abbott Martin Road North 87 degrees 40 minutes West 289 feet; thence South 2 degrees 10 minutes West 123.4 feet, more or less, to a fence line; thence with the said line South 87 degrees 40 feet East 289 feet to the Westerly margin of Estes Avenue (or Road); thence with Estes Avenue (or Road) North 2 degrees 10 minutes east 123.4 feet to the beginning.

Being the same property conveyed to Jeremy Burton Hogg and wife, Lindsey Allen Hogg by Warranty Deed from David A. Bloodworth and wife, Virginia K. Bloodworth dated December 13, 2011 and recorded December 22, 2011 as Instrument No. 20111222-0099953, in said Register's Office for Davidson County, Tennessee.

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This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3901 Estes Road, Nashville, TN 37215

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, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 our hands this 13th day of February, 2015.

Jeremy Burton Hogg

Lindsey Allen Hogg

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Jeremy Burton Hogg and wife, Lindsey Allen Hoggthe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of February, 2015.

Notary Public

My Commission Expires: 9/10/16

(SEAL)

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File Number: GRN-150250

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Shelly M. Smith