Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,000.00.

Sandra J. Meade
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th day of March, 2015.

Rita B Mitchell
Notary Public

Commission Expiration: 1-5-2016

RITA B. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Sandra J. Meade 198 Bonnafield Dr. Hermitage, TN 37076	New Owner	-07505001900

WARRANTY DEED

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 ACKNOWLEDGED, WE, **Andrew Keith Bennett,** Single **and Charles Cleveland Bennett, Jr.** Married, **as tenants in common,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sandra J. Meade,** Single, 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:

Property known as 198 Bonnafield Dr. Hermitage, TN 37076, County of Davidson

Land in Davidson County, Tennessee, being Lot No. 631 on the Map of Hermitage Hills Subdivision, Section 6, as of record in Book 3300, Page 10, Register's Office for Davidson County, Tennessee.

Said Lot No. 631 fronts 80.0 feet on the westerly side of Bonnafield Drive and extends back 120.0 feet on the northerly line and 127.23 feet on the southerly line to a dead line in the rear which is a broken line, on which it measures 117.02 feet.

Being the same property conveyed to Charles Cleveland Bennett, Jr., Andrew Keith Bennett and Brandon Claude Bennett, as tenants in common, Charles C. Bennett, Sr. and Shirley C. Bennett retaining a life estate, by deed from Charles C. Bennett and wife, Shirley C. Bennett dated 10/23/1995 filed of record in Book 9840, Page 893, said Register's Office. The said Charles Cleveland Bennett, Sr. died on 4/28/1997. Brandon Claude Bennett died intestate on 1/30/2008, leaving his 1/3 interest to his surviving parent, Shirley C. Bennett Shirley C. Bennett died intestate on 8/22/2012, with title now vested Charles Cleveland Bennett, Jr. and Andrew Keith Bennett, as tenants in common.

Tax Map and Parcel ID is as follows 07505001900

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 198 Bonnafield Dr., Hermitage, TN 37076

BILL GARRETT, Davidson County
Trans:T20150017053 DEEDWARR
Recvd: 03/10/15 08:35 2 pgs
Fees:13.00 Taxes:251.60
20150310-0020174

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, have a good right to convey it and the same is unemcumbered, 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 hand this 6th day of March, 2015.

Andrew Keith Bennett

Charles Cleveland Bennett, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of March, 2015, before me personally appeared Andrew Keith Bennett and Charles Cleveland Bennett, Jr., to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 6th day of March, 2015.

RITA B. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.

Notary Public
Commission Expiration: 1-5-2016