# WARRANTY DEED

HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-02-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of March, 2015.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Edwin Bennett | "New Owner" | 09115020900 |
| (NAME) | (NAME) | |
| P.O. Box 150312 | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Jeffrey S. Champion, a single man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Edwin M. Bennett and wife, Maura O'Connell, 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 the southerly 50 feet of the northerly 150 feet of the westerly one-half of Block No. 9 on the plat of Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition of record in Book 421, page 18, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Said part of Block 9 fronts 50 feet to the easterly side of 51st Avenue North, formerly 10th Street and runs back between parallel lines, parallel with and 100 feet south of the southerly margin of Park Avenue, 160 feet to a dead line.

Being the same property conveyed to Jeffrey S. Champion, a single man by Warranty Deed from Jeremy L. Stephens, a married man of record in Instrument No. 20110817-0063381 Register's Office for Davidson County, Tennessee, dated August 10, 2011 and recorded on August 17, 2011.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 322 51st Avenue North, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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.

BILL GARRETT, Davidson County
Trans:T20150023490 DEEDWARR
Recvd: 03/31/15 11:35 2 pgs
Fees:13.00 Taxes:983.28
20150331-0027714

Witness my hand this 27th day of March, 2015.

Jeffrey S. Champion

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 27th day of March, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jeffrey S. Champion**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

Notary Public,

