BILL GARRETT, Davidson County
Trans:T20150027305 DEEDWARR
Recvd: 04/13/15 10:41 2 pgs
Fees:13.00 Taxes:462.50
20150413-0032189

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 125,000.00

Affiant

Subscribed and sworn to before me, this 8th day of April, 2015.

Notary Public

My commission expires: 5/3/16

KAYLA E. LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JONATHAN E. BENNIE	**JONATHAN E. BENNIE**	**09110042600**
513 LOVELL STREET	**513 LOVELL STREET**	
NASHVILLE, TN 37209	**NASHVILLE, TN 37209**	

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,

DAVID C. BRATTEN

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

JONATHAN E. BENNIE

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 A RESUBDIVISION OF A PORTION OF BLOCK "G" ON THE PLAN OF HOLMAN HEIGHTS, OF RECORD IN BOOK 5060, PAGE 116, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO LAURA R. BRATTEN and husband, DAVID C. BRATTEN, BY WARRANTY DEED FROM DANNIE HODGES, DATED 04/08/1996 AND RECORDED ON 04/10/1996 IN BOOK 10011, PAGE 287, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. LAURA R. BRATTEN, HAVING SINCE DIED ON 1/2/2015 PER THE STATE OF TENNESSEE OFFICE OF VITAL RECORDS.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 513 LOVELL STREET, NASHVILLE, TN 37209.

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 in 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 8th day of April, 2015.

David C. Bratten By Stephen Bratten, as attorney in fact

DAVID C. BRATTEN BY STEPHEN BRATTEN,
AS ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **STEPHEN BRATTEN** to me known to be the person who executed the foregoing instrument in behalf of DAVID C. BRATTEN as **his** Attorney in Fact, and acknowledged that **he** executed the same for the purposes therein contained as the free act and deed of the said DAVID C. BRATTEN.

Witness my hand, at office, this 8th day of April, 2015.

Notary Public

My Commission Expires: 5/3/2016

KAYLA E. LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016