BILL GARRETT, Davidson County
Trans:T20150035032 DEEDWARR
Recvd: 05/06/15 13:58 2 pgs
Fees:13.00 Taxes:333.00
20150506-0041448

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Bryan & Kimberly Bennett
3509 Magnum Drive
Hermitage, TN 37076

SEND TAX BILL TO:

MAP/PARCEL 086-10-0-043.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Eric Davis, administrator of the Jack Junior Davis Estate,** has this day bargained and sold, and does hereby transfer and convey unto **Bryan Bennett and Kimberly Bennett, husband and wife,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Chapelwood Section 2 of record in Plat Book 5200, Page 83, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jack Davis Jr., by Special/ Limited Warranty deed from Deutsche Bank National Trust Company, as Trustee for BCAP LLC 2007-AA3 of record in Instrument No. 20111011-0079031 Register's Office for Davidson County, Tennessee, dated October 5, 2011 and recorded on October 11, 2011.

This is improved property known as: **3509 Magnum Drive, Hermitage, Tennessee 37076.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2015 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 5200, page 83, and restrictions in Book 5333, page 315, and amended in Book 6234, Page 193, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 29th day of April, 2015.

Jack Junior Davis Estate

Eric Davis, Administrator

STATE OF TENNESSEE
COUNTY OF Davidson

On this 29 day of April, 2015, before me, personally appeared Eric Davis, as Administrator of the Estate of Jack Junior Davis Esate, deceased, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

In Witness whereof, I have hereunto set my hand and notarial seal.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $90,000.00.

AFFIANT

Subscribed and sworn to before me this the 29th day of April, 2015.

NOTARY PUBLIC

My Commission Expires: _____

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017