Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20150041789 DEEDWARR
Recvd: 05/29/15 11:44 2 pgs
Fees:13.00 Taxes:1369.00
20150529-0049681

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $370,000.00

Nancy Enoch
Affiant

PRISCILLA C. URBANEK DAVIDSON COUNTY, TENNESSEE STATE OF TENNESSEE NOTARY PUBLIC

Subscribed and sworn to before me, this 28th day of May, 2015.

Priscilla C Urbanek
Notary Public
My commission expires: March 8, 2016

02-1505-49496

Address of New Owner:	Send Tax Bills to:	Tax Information
William A. Stetar 6616 Holt Road Nashville TN 37211	MAGNA BANK 1187 Old Hickory Blvd #100 Brentwood, TN 37027	172-00-0-139.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jeffrey Scott Bennett and wife, Amanda Louise Bennett, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to William A. Stetar and wife, Elisabeth A. Stetar, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

TRACT I:
LAND in Davidson County, Tennessee, described according to a survey by Anderson Delk & Associates, dates January 19, 1979, as follows:

BEGINNING at an iron pin on the northerly margin of Holt Road, said iron pin being the most southwesterly corner of Tract #24 and further describe as lying north 82 deg. 09 min. 51 sec. west a distance of 100.00 feet from the most southwesterly corner of Lot Number 12 on the Plan of Holt Hills Subdivision, as of record in Book 5050, Page 78, said Register's Office; thence along said northerly margin North 82 deg. 09 min. 51 sec. West a distance of 50.00 feet to an iron pin; thence leaving said northerly margin North 2 deg. 28 min. 55 sec. East a distance of 1689.89 feet to an iron pin; thence North 75 deg. 05 min. 27 sec. East a distance of 519.67 feet to an existing iron pin (by others); said iron pin being the most northwesterly corner of the Edward H. Zeagler property as of record in Book 5258, Page 883, said Register's Office; thence along the most westerly line of a proposed tract to be conveyed to Edward H. Zeagler, South 17 deg. 40 min. 36 sec. West a distance of 308.00 feet to an existing iron pin (by others); thence continuing along said westerly line to be conveyed South 20 deg. 16 min. 57 sec. East a distance of 165.52 feet to an iron pin; thence leaving said westerly line North 87 deg. 34 min. 24 sec. West a distance of 428.94 feet to an iron pin; thence South 2 deg. 30 min. 10 sec. West a distance of 1399.62 feet to the point of BEGINNING, containing 5.40 acres, more or less.

TRACT II:
An easement and right-of-way over and across land in Davidson County, Tennessee, described according to a survey by Anderson-Delk & Associates, dated January 19, 1979, as follows:

BEGINNING at an existing iron pin (by others) on the northerly margin of Holt Road said point further described as being the most southeasterly corner of Lot No. 13 on the plan of Holt Hills Subdivision as of record in Book 5050, Page 78, said Register's Office; thence leaving said northerly margin and running along the most easterly lien of Lot #13 and Edward H. Zeagler's property most westerly line North 2 deg. 23 min. 41 sec. East a distance of 658.16 feet to an existing iron pin by others; thence continuing along Zeagler's westerly line north 2 deg. 36 min. 53 sec. east a distance of 606.87 feet to an existing iron pin (by others); thence along the most westerly line of a proposed tract to be conveyed to Edward H. Zeagler north 20 deg. 16 min. 57 sec. West a distance of 356.53 feet to an existing iron pin (by others); thence North 17 deg. 40 min. 36 sec. east a distance of 73.44 feet to a point in Zeagler's most westerly line (proposed tract); thence south 20 deg. 16 min. 57 sec. east a distance of 436.31 feet to an existing iron pin (by others); said iron pin being the most

northwesterly corner of the John S. Webb property as of record in Book 5182, Page 56, said Register's Office; thence along Webb's most westerly line South 2 deg. 38 min. 18 sec. West a distance of 606.63 feet to an existing iron pin (by others); thence continuing along Webb's most westerly line South 2 deg. 33 min. 16 sec. West a distance of 658.70 feet to an existing iron pin (by others); said iron pin lying on the northerly margin of Holt Road; thence along the northerly margin of Holt Road North 83 deg. 30 min. 43 sec. West a distance of 48.13 feet to the point of BEGINNING.

Being the same property conveyed to Jeffrey Scott Bennett and wife, Amanda Louise Bennett by deed from Robert Todd Harris, Trustee of The Harris Trust, dated December 28, 1989, dated October 25, 2011, recorded November 1, 2011, of record in Instrument No. 20111101-0084730, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 6616 Holt Road, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 28th day of May, 2015.

Jeffrey Scott Bennett

Amanda Louise Bennett

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jeffrey Scott Bennett and Amanda Louise Bennett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 28th day of May, 2015.

Notary Public
State of Tennessee at Large

My Commission expires: 12/27/17

