FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **May 26, 2015.** Notary Public MY COMMISSION EXPIRES: 12-6-16 (AFFIX SEAL)

CHARLES A. SULLIVANT, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122

File #**15-0153**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Krista A. Suojanin	New Owner	**72-10-241**
(NAME) **1301 Monetta Avenue**	(NAME)	Davidson County DEEDWARR Recvd: 06/02/15 13:31 3 pgs Fees:18.00 Taxes:851.00 **20150602-0051162**
(ADDRESS) **Nashville,TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Matthew Adam Bennett,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Krista A. Suojanin, an unmarried individual,** 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:

Being Lot No. 1 on the Map of Hodge Place, as of record in the Register's Office of Davidson County, Tennessee, in Book 4060, Page 180, described as follows:

Beginning at a point of the easterly side of Northview Avenue, said point being the front common corner of Lots Nos. 1 and 2 of said Subdivision, thence along the easterly side of said Avenue, 3 deg. 45' west 100.7 feet to a point at the beginning of a curve; thence along the curve to the left having a radius of 25.0 feet, southeasterly 39.1 feet to a point on the northerly side of Moneta Street; thence along the northerly side of last mentioned street, south 85 deg. 51' east 70.2 feet to a point; thence north 3 deg. 45' east 126.2 feet to the rear common corner of said Lots Nos. 1 and 2; thence along the line between Lots Nos. 1 and 2, westerly 95.0 feet to the point of beginning.

Being the same property conveyed to Matthew Adam Bennett by Special Warranty Deed from Deutsche Bank National Trust Company Americas, As Trustee And Custodian For Soundview Home Loan Trust 2006-EqI By: Saxon Mortgage Services, As Its Attorney-In-Fact, Its Successors And Assigns, recorded June 25, 2008 in Instrument Number 20080625-0065375, Register's Office for Davidson County, Tennessee; and further by Scrivener's Affidavit correcting vesting of original vesting of aforementioned Warranty Deed to read Deutsche Bank Trust Company Americas, as Trustee and Custodian for Soundview Home Loan Trust 2006-EQ1 by: Saxon Mortgage Services Inc. as its attorney-in-fact by Substitute Trustee's Deed from Nationwide Trustee Services, Inc., as Substitute Trustee, recorded August 18, 2008 in Instrument Number 20080818-0084714, Register's Office for Davidson County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as **1301 Monetta Avenue, Nashville, TN 37216**
(House Number) (Street) (City, State) (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.

IN WITNESS WHEREOF, this instrument has been executed on this the **26th** day of **May, 2015.**

Matthew Adam Bennett
Matthew Adam Bennett by Lydia Bennett, Attorney-in-Fact
By: Lydia Bennett, As Attorney In Fact

STATE OF TENNESSEE
COUNTY OF **Davidson**

Before me, the undersigned Notary, personally appeared **Lydia Bennett**, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of **Matthew Adam Bennett**, and who acknowledged that he/she executed the same as the free act and deed of the said **Matthew Adam Bennett**, by virtue of a Power of Attorney, duly executed and appearing of record.

Witness my hand and official seal on **5/26/2015.**

NOTARY

My Commission Expires: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, Charles A. Sullivant, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Mark B. Leedom, a notary public for this county and state, Charles A. Sullivant, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/11/17
Notary' Seal (if on paper)

