STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May, 2015.

Notary Public
MY COMMISSION EXPIRES: 3/26/17
File No. 15-1877D

KIM PERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20150043375 DEEDWARR
Recvd: 06/03/15 10:03 2 pgs
Fees:13.00 Taxes:795.50
20150603-0051641

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Marilyn F. Pilley (NAME)	New Owner (NAME)	34-4-5
401 Northside Drive (STREET ADDRESS)	(STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Virginia Irene Bennett, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marilyn F. Pilley, unmarried,** 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. 21 on the plan of NORTH HILL ESTATES, SECTION 2, as shown by plat of record in Book 3700, Page 51, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to James Edgar Bennett and wife, Virginia Irene Bennett from Geraldine Moss Chappell, by Deed dated August 5, 1993, in Book 9045, Page 22, in the Register's Office for Davidson County, Tennessee.

The said James Edgar Bennett having since died on September 2, 2011, leaving title vested solely in Virginia Irene Bennett as surviving tenant by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 4020, page 752 and Book 4104, Page 369, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Book 3700, page 51, Register's Office for Davidson County, Tennessee.

3. Encroachment Easement as recorded in Book 9066, page 114, Register's Office for Davidson County, Tennessee.

The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 401 Northside Drive, Madison, TN 37115.

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. Whenever 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 29th day of May, 2015.

Virginia Irene Bennett
Virginia Irene Bennett

May 29, 2015
Date

STATE OF Tennessee

COUNTY OF ~~Davidson~~ Sumner }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Virginia Irene Bennett, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 29th day of May, 2015.

My Commission Expires: 8-25-16

Notary Public

SUMNER COUNTY NOTARY PUBLIC STATE OF TENNESSEE SHAWN L. SMITH

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066