Send Tax Statements To:
New Owner

Name and Address of New Owner:
Larry Horst
198 Bonnafield Drive
Hermitage, TN 37076

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

From Information Furnished By
The Parties

Map and Parcel 75-5-19
Account Number:

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **SANDRA J. MEADE, SINGLE**, has this day bargained and sold and does hereby transfer and convey unto, **LARRY D HORST AND BARBARA J HORST, HUSBAND AND WIFE,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Hermitage, and being described as follows, to-wit:

Being all of Lot No. 631, on the plan of Section Six, Hermitage Hills, according to plat and survey appearing of record in Instrument Number 3310-10, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Sandra J. Meade, single, by deed from Andrew Keith Bennett, single, and Charles Cleveland Bennett, Jr., married, dated March 6, 2015, appearing of record in Instrument Number 20150310-0020174, of the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Charles Cleveland Bennett, Jr., Andrew Keith Bennett and Brandon Claude Bennett, as tenants in common, Charles C. Bennett, Sr. and Shirley C. Bennett retaining a life estate, by deed from Charles C. Bennett and wife, Shirley C. Bennett dated October 23, 1995, filed of record in Book 9840, page 893, said Register's Office. The said Charles Cleveland Bennett, Sr. died on April 28, 1997, Brandon Claude Bennett died intestate on January 30, 2008, leaving his 1/3 interest to his surviving parent Shirley C. Bennett. Shirley C. Bennett died intestate on August 22, 2012, with title now vested Charles Cleveland Bennett, Jr. and Andrew Keith Bennett, as tenants in common.

This conveyance is made subject to any and all matters shown on said plat and survey of record in Plat Book 3310, page 10; all of said Register's Office.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **LARRY D HORST AND BARBARA J HORST, HUSBAND AND WIFE,** their heirs and assigns, forever.

BILL GARRETT, Davidson County
Trans:T20150076563 DEEDWARR
Recvd: 09/09/15 09:13 3 pgs
Fees:18.00 Taxes:629.00
20150909-0091439

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2015 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 3rd day of September, 2015.

Sandra J. Meade, single

Sandra J. Meade, single

STATE OF TENNESSEE)
COUNTY OF ~~SUMNER~~ Davidson)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **Sandra J. Meade** and , the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Goodlettsville, Tennessee, this the 3rd day of September, 2015.

NOTARY PUBLIC
My Commission Expires: 6-15-2018

SAM L. GRISHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $170,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 3rd day of September, 2015.

NOTARY PUBLIC
My Commission Expires: 6-19-2018

SAM L. GRISHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY