BILL GARRETT, Davidson County
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20151013-0103852

Return to:
Southern Land Title & Escrow, Inc.
P.O. Box 217
Nolensville, TN 37135

#1246

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Pamela Poteat and husband, Bobby J. Hall	(NEW OWNERS)	Map 172-12-0-D-
6971 Sunnywood Drive		Parcel 591.00CO
Nashville, TN 37211		

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9927 Sam Donald Court, Ste B, Nolensville, TN 37135.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Angelo Bennetti and wife, Caroline Bennetti,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Pamela Poteat and husband, Bobby J. Hall,** (The "Grantees"), their heirs and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee being Unit No. 321-C of the Town Center at Lenox Village, shown as part of Unit D on Exhibit "B" of Instrument No. 20070830-0104305 and in Instrument No. 20070830-0104306, said Register's Office, annexing Lots 317-324 of Lenox Village, Phase 5, of record in Instrument No. 20050120-0007427, said Register's Office, into a condominium form of ownership and use in the manner under the provisions of TCA Title 66, Chapter 27, Section 101, et seq., as amended. Said Instrument No. 20070830-0104305 and Instrument No. 20070830-0104306, amended the Supplemental Instruments of record as Instrument No. 20070103-0001283 and in Instrument No. 20070103-0001284, said Register's Office, to which reference is hereby made for a more complete identification and description of said Unit.

Being the same property conveyed to Angelo Bennetti and wife, Caroline Bennetti by warranty deed dated August 28, 2008 from Regent Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20080902-0089700, said Register's Office.

This is the same legal description used in the previous deed of record.

This conveyance is subject to the following:

1. **2016 Taxes, not yet due and payable.**
2. **Restrictions of record in Instrument No. 20020315-0032825, Supplemental Master Deed Instrument No. 20040526-0062221, 20020315-0032826, 2004056-0062220, corrected in 20050113-0005133, 20070103-0001284, 20070830-0104306,20070924-0113721, said Register's Office.**
3. **Charter of record in Instrument No. 20020412-0045831, 20060612-0069716, 20070103-0001283, 20070830-0104305, 20070924-0113720, said Register's Office.**
4. **Easements for sanitary sewers and/or storm drainage of record in Instrument Nos. 20010918-0100849, 20010918-0100851, and 20040305-0025146, 20030707-0093162, 20120124-0006661, said Register's Office.**
5. **Any and all matters appearing on the Plan of record in Plat Instrument No., 20050120-0007427, revised in Exhibit "B: of record in Instrument Nos 20070830-0104305 and 20070830-0104306, said Register's Office.**

This is improved property commonly known as **6971 Sunnywood Drive, Nashville, TN 37211.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater ~~for this transfer~~ is $ 180,000.00.

Affiant

Subscribed and sworn to before me this 08th day of October, 2015

Notary public:
My commission expires: 11/21/2018

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 8th day of October, 2015.

Angelo Bennetti **Caroline Bennetti**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Angelo Bennetti and Caroline Bennetti,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **THEY** executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 8th day of October, 2015.

Notary Public
My Commission Expires: 11/21/2018

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY