THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, ATTORNEY AT LAW
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20150090299 DEEDWARR
Recvd: 10/23/15 08:40 2 pgs
Fees:13.00 Taxes:388.50
20151023-0107852

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Brian Bennett 1222 Westridge Court Nashville, Tennessee 37013	New owner	173-01-O-201.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **AMY SHAVERS, now known as Amy Clarke, and her husband Cameron Clarke,** who joins only to convey any interest he may have by way of marriage, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **BRIAN BENNETT, unmarried**, hereinafter called the Grantee, his heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1-A, on the Plan of the Zone Lot Division, of Lots 1 thru 5 and 7 thru 16, Dreamland Estates Southeast, Section 3, as of record in Book 6250, Page 282, Register's Office tot Davidson County, Tennessee, to which plat reference Is hereby made for a more complete description.

Being the same property conveyed to Amy Shavers, unmarried, by Warranty Deed, from Amy L. Diaz f/k/a Amy Brazelton and husband, Miguel Diaz, of record in Instrument No. 20070802-0091895, Register's Office for Davidson County, Tennessee

This is improved property known as **1222 Westridge Court, Nashville, Tennessee 37013** .

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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.

Please see next page for signatures

Witness our hands this **21st** day of **October**, **2015**:

Amy Clarke, formerly known as Amy Shavers

Cameron Clarke, joining only to convey any interest he may have by way of marriage

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 **AMY CLARKE AND CAMERON CLARKE**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 21st day of October, 2015.

Notary Public

My Commission Expires: 5/23/18

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $105,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 21st DAY OF OCTOBER, 2015:

Notary Public

My Commission Expires: _____