ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November, 5, 2018

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $486,000.00

Affiant

Subscribed and sworn to before me, this 29TH DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: November 5, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CRAIG E. PLATTNER AND RAELYNN Z. PLATTNER, TRUSTEES OF THE PLATTNER REVOCABLE LIVING TRUST, DATED JUNE 4, 2015	SWBC Mortgage Corp. 9311 San Pedro Ave., Suite 100 San Antonio, TX 782165	00800015200
	(NAME)	
3741 Baxter Rd.	9311 San Pedro Ave., Ste. 100	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20150092501 DEEDWARR
Recvd: 10/30/15 10:16 2 pgs
Fees: 13.00 Taxes: 1798.20
20151030-0110490

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JENNER BENNETT and VICKI BENNETT, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto CRAIG E. PLATTNER AND RAELYNN Z. PLATTNER, TRUSTEES OF THE PLATTNER REVOCABLE LIVING TRUST, DATED JUNE 4, 2015, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING A TRACT OF LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY BY JEFFREY PATRICK CHANDLER, RLS NO. 2353, 3421 COOPER NICHOLSON RD., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF BAXTER ROAD, SAID POINT BEING THE COMMON CORNER OF TRACT 2, SAID POINT BEING LOCATED N. 72 DEGREES 26' 39" W A DISTANCE OF 327.35', AND A CHORD BEARING OF S 70 DEGREES 43' 52" E, WITH A CHORD LENGTH OF 70.21' FROM THE NORTHWEST CORNER OF FRED CARNEY AS OF RECORD IN INSTRUMENT NUMBER 20020408-0042567; THENCE WITH THE COMMON LINE OF TRACT 2 AND PASSING AN IRON PIN AT 25' FROM THE CENTERLINE OF SAID ROAD S 16 DEGREES 25' 04" W A DISTANCE OF 1111.56' TO AN IRON PIN IN THE LINE OF FRED CARNEY AS OF RECORD IN DEED BOOK 9565, PAGE 600, R.O.D.C.; THENCE WITH SAID CARNEY N 68 DEGREES 00' 47" W A DISTANCE OF 47.16' TO AN IRON PIN; THENCE S 89 DEGREES 37' 33" W A DISTANCE OF 157.81' TO AN IRON PIN AND THE COMMON CORNER OF TRACT 4; THENCE WITH SAID TRACT 4 N 16 DEGREES 25' 47" E A DISTANCE OF 1179.14' TO A POINT AT THE INTERSECTION OF THE CENTER LINES OF HARPER ROAD AND BAXTER ROAD, SAID POINT BEING THE COMMON CORNER TRACT 4, AND PASSING AN IRON PIN ON THE MARGIN OF HARPER ROAD AT 1060.39'; THENCE WITH THE CENTER OF BAXTER ROAD S 64 DEGREES 13' 30" E A DISTANCE OF 67.25' TO A POINT; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 132.38', WITH A RADIUS OF 1475.00', WITH A CHORD BEARING OF S 66 DEGREES 47' 47" E, WITH A CHORD LENGTH OF 132.34' TO A POINT WHICH IS THE POINT OF BEGINNING, HAVING AN AREA OF 224911.62 SQUARE FEET, 5.16 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO JENNER BENNETT AND VICKI BENNETT, HUSBAND AND WIFE, BY DEED FROM HENRY R. SNEED, UNMARRIED, OF RECORD IN INSTRUMENT NO. 20061115-0141980, REGISTER'S OFFICE , DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

WARRANTY DEED
(Continued)

unimproved ( )
This is improved (X) property, known as 3741 Baxter Rd., Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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.

Witness my/our hand(s) this 29th day of October, 2015.

JENNER BENNETT

VICKI BENNETT

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNER BENNETT and VICKI BENNETT, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 08-20-19
(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072