Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20150095813 DEEDWARR
Recvd: 11/10/15 12:56 2 pgs
Fees:13.00 Taxes:2138.60
20151110-0114415

39-B
File #15-1397

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Anthony P. Hughes and Kristin A. Hughes, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Betsy D. Bennett, a single woman,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Hillsborough Place, Phase II & II, of record in Book 5200, page 160, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 75.00 feet on the southerly margin of Lone Oak Road and extends back 130 feet on the westerly line and 153.87 feet on the easterly line to a dead line in the rear, measuring 118.31 feet thereon.

Being the same property conveyed to Anthony P. Hughes and Kristin A. Hughes, husband and wife by Warranty Deed from Henry R. Chassaignac and wife, Florence S. Chassaignac dated August 26, 2013 of record as Instrument No. 20130828-0090917, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1213 Lone Oak Road, Nashville, TN, 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 4th day of November, 2015.

Anthony P. Hughes

Kristin A. Hughes

State of Tennessee)
County of Davidson)

On this 4th day of November, 2015, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Anthony P. Hughes and Kristin A. Hughes, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON DAVIDSON COUNTY, TN STATE OF TENNESSEE NOTARY PUBLIC

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 578,000.00.

Affiant

Sworn and subscribed before me on this the 4th day of November, 2015.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON DAVIDSON COUNTY, TN STATE OF TENNESSEE NOTARY PUBLIC

NEW OWNER:
Betsy Bennett
1213 Lone Oak Road
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:
New Owner

TAX MAP-PARCEL #:
131-07-0A-001.00