WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150104509 DEEDWARR
Recvd: 12/10/15 13:45 2 pgs
Fees:13.00 Taxes:887.63
20151210-0124451

Y-FC-15-5535-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 01/18/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Yolanda R. Pastor and Lawrence Pastor	NEW OWNER	
(NAME)	(NAME)	**161-09-0-099.00**
5535 Thalman Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027-4425		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **TRENTON B. BENNETT, AN UNMARRIED MAN,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **YOLANDA R. PASTOR, MARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 63A on the Plan of Lots 63, 64 & 65 Revised Zone Lot Division Lots 54, 55, 57, 58, 60, 63, 64, 65 and 66, Brentwood Meadows, Section 3, of record in Plat Book 6250, Page 775, which amended Book 6250, Page 555, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Trenton B. Bennett, an unmarried man by Warranty deed from Richard Franklin McClellan, unmarried and Dorothy Feinstein McClellan, unmarried of record in Instrument No. 20121207-0112929 Register's Office for Davidson County, Tennessee, dated December 05, 2012 and recorded on December 07, 2012.

This conveyance is subject to:
- Taxes for the year 2016.
- Plan of record in Plat Book 6250, Page 775, as amended in Book 6250, Page 555, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6771, Page 442, in the Register's Office for Davidson County, Tennessee.
- Easement for the purposes of ingress and egress of record in Book 4035, Page 208, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 7026, Page 819 and 803, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5535 Thalman Drive , Brentwood, Tennessee 37027-4425**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 8th DAY OF DECEMBER, 2015.

Trenton B. Bennett

Trenton B. Bennett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 8th of December, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212