Prepared by:
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BILL GARRETT, Davidson County
Trans:T20150108351 DEEDWARR
Recvd: 12/23/15 09:07 2 pgs
Fees:13.00 Taxes:1387.50
20151223-0129033

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $375,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of December 2015.

Notary Public
My commission expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Stephen Lange	new owner	16003004400
609 Oakley Drive		
Nashville TN 37211		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Hunter D. Bennett and wife Sara C. Bennett hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Stephen Lange and Amanda Lange, Husband and Wife, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 55 on the Plan of Haileywood Estates, Section IV, as of record in Book 2330, page 59, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of Oakley Drive, at the corner of Lots 54 and 55; thence westerly along the margin of said Drive, 93.6 feet to a point in the beginning of a curve; thence, around said curve, southwesterly 34.5 feet to a point in the easterly margin of Anchorage Drive; thence with the margin of the same, southerly 92 feet to a point; thence easterly 150 feet to a point in the westerly boundary of Lot 54; thence with the line between lots 54 and 55, northerly 143.8 feet to the point of beginning.

Being the same property conveyed to Hunter D. Bennett and Sara C. Bennett, husband and wife, by deed from Edwin A. Merrick and wife, Marguerite Merrick, of record of instrument no. 20150511-0043094, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2016 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Haileywood Estates, Section IV of record in Book 2330 Page 59, Register's Office for Davidson County, Tennessee

This property is improved property known as 609 Oakley Drive, Nashville, Tennessee 37211

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 22nd day of December, 2015.

Hunter D. Bennett

Sara C. Bennett

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 Hunter D. Bennett and Sara C. Bennett, the 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 at Franklin, Tennessee, this 22nd day of December, 2015.

Notary Public

My Commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 09230