This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

The actual consideration or value, whichever is greater is $325,000.00

Affiant

Subscribed and sworn before me this the 1st day of February, 2016.

Notary Public
My commission expires:
SEP 2 0 2016

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20160010342 DEEDWARR
Recvd: 02/08/16 09:34 1 pgs
Fees:13.00 Taxes:1202.50
20160208-0011711

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jennifer Bennett & Jonathan Wiley	New Owners	072-07-0-040.00
1418 Kirkland Avenue	1418 Kirkland Avenue	
Nashville, TN 37216	Nashville, TN 37216	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANNALISE HULSEY AND HUSBAND, JACOB W. HULSEY**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **JENNIFER D BENNETT, a single woman AND JONATHAN M WILEY, a single man**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of L. A. Warren's Resubdivision of Block "C", R. M. Dudley's Subdivision of record in Plat Book 843, Page 102, 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 Annalise Hulsey and husband, Jacob W. Hulsey by Warranty deed from Robert Dillow, unmarried of record in Instrument No. 20060303-0024862 Register's Office for Davidson County, Tennessee, dated February 28, 2006 and recorded on March 3, 2006. (Value of consideration shown in aforementioned deed $116,000.00.)

Being also known as 1418 Kirkland Ave Nashville, TN 37216.

Subject to all Easements and Restrictions of record.

THIS IS _XX_ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 1418 Kirkland Avenue, Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 1st day of February, 2016.

Annalise Hulsey

Jacob W. Hulsey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Annalise Hulsey and Jacob W. Hulsey, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of February, 2016.

My commission expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY