WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160019475 DEEDWARR
Recvd: 03/09/16 14:50 2 pgs
Fees: 13.00 Taxes: 558.70
20160309-0022754

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $251,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 8TH DAY OF MARCH, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-1763B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Faith Benson	NEW OWNER	162-01-0-075-00
317 Delvin Drive		
Nashville, TN 37211-6160		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

BRAD BELL, MARRIED

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

FAITH BENSON, AN UNMARRIED WOMAN

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, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Addition to Southwood of record in Plat Book 2900, Page 65, 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 John P. Bennett and wife, Leah G. Bennett by Warranty Deed from Daniel D. Youmans and wife, Janet M. Youmans, of record in Instrument No. 20040722-0087898, Register's Office for Davidson County, Tennessee, dated July 21, 2004 and recorded on July 22, 2004.

Being the same property conveyed to Trey Cain Trustee of The 317 Delvin Drive Trust by Warranty deed from John P. Bennett and wife, Leah G. Bennett of record in Instrument No. 20151112-0114782 Register's Office for Davidson County, Tennessee, dated November 6, 2015 and recorded on November 12, 2015.

Being the same property conveyed to Brad Bell by Warranty deed from Trey Cain Trustee of The 317 Delvin Drive Trust of record in Instrument No. 20151112-0114783 Register's Office for Davidson County, Tennessee, dated November 6, 2015 and recorded on November 12, 2015.

Said property being held for investment purposes only and has never been the marital residence of the grantor.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2900, Page 65, Register's Office for Davidson County, Tennessee.

This is property known as 317 Delvin Drive, Nashville, TN 37211-6160

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 8th day of March, 2016.

Brad Bell

Brad Bell

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, BRAD BELL, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 8th day of March, 2016.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 16-1763B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027