WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,000.00

SANYA ARGO GAST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-06-2019

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: 5/6/19

(AFFIX SEAL)

File No.: SLA-16-4480

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Craig Burkhalter and Dorene Burkhalter	New Owner	126-00-0-136.00
(NAME)	(NAME)	
4480 HEATH ROAD		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **DEBORAH JEAN BENNETT, A WIDOW**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **CRAIG BURKHALTER AND DORENE BURKHALTER**, 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 2, BENNETT, as shown on plat of record in Plat Book 8250, Page 656, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Harold Reeves, Trustee to Terry Lawrence Bennett and wife, Deborah Jean Bennett, as recorded on the 14th day of September, 1998 in Deed Book 11111, Page 996; Quitclaim Deed from Marilyn Ann Bennett to Terry Lawrence Bennett, as recorded on the 16th day of October, 1984 in Deed Book 6404, Page 523 and Warranty Deed from Charles E. Estes and wife, Janet D. Estes to Terry Lawrence Bennett and wife, Marilyn Ann Bennett, as recorded on the 11th day of March, 1983 in Deed Book 6019, Page 136, in the Register's Office of Davidson County, Tennessee.

TERRY L. BENNETT HAVING DEPARTED THIS EARTH ON SEPTEMBER 8TH, 2007.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☒
This is improved ☐ property, known as 4480 HEATH ROAD, Nashville, TN 37221
(House Number) (Street) (City or Town) (Postal Zip)

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 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.

BILL GARRETT, Davidson County
Trans:T20160022012 DEEDWARR
Recvd: 03/17/16 14:43 2 pgs
Fees:13.00 Taxes:325.60
20160317-0025494

Witness my/our hand(s) this 6th day of March, 2016.

Deborah Jean Bennett by Steve Travis AIF
by- Debbie Travis AIF

Deborah Jean Bennett, widow, by Steve Travis and Debbie Travis, AIF

STATE OF Tennessee
COUNTY OF Davidson

On this the 6th day of March, 2016, before me personally appeared Debbie Travis and Steve Travis to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Deborah Bennett and who acknowledged he/she/they executed the same as the free act and deed of the said Deborah Bennett.

Witness my hand and official seal, this the 6th day of March, 2016.

Notary Public
My Commission Expires: 5/6/19

SANYA L. ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171