BILL GARRETT, Davidson County
Trans:T20160056099 DEEDQC
Recvd: 06/30/16 15:11 2 pgs
Fees:12.00 Taxes:0.00
20160630-0067182

QUITCLAIM DEED

FROM: **MELISSA KAY BENNETT**

TO: **DAMIEN WILLIAM RAY BENNETT**

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP PARCEL NO.**
Damien W. R. Bennett 414 Grapevine Avenue Madison, TN 37115	**SAME**	051020081.00

THIS INSTRUMENT WAS PREPARED BY

RONALD K. NEVIN, ATTORNEY
404 James Robertson Parkway
Suite 1850
Nashville, Tennessee 37219
(615) 244-7708

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30 DAY OF JUNE, 2016

NOTARY PUBLIC

My Commission Expires: 11-6-17

FOR AND IN CONSIDERATION of the premises and other good and valid consideration, the parties of the first part hereto, **MELISSA KAY BENNETT** do hereby convey unto said parties of the second part, **DAMIEN WILLIAM RAY BENNETT**, the parcel or Lot of land hereinafter described.

LAND in Davidson County, Tennessee, being the southwest part of Lot No. 15 on the Plan of Montaque Park, as of record in Book 421, Page 141, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the west line of Lot No. 15 in the easterly line of a 2 ft. reserved strip as shown on said plan, being 70.5 feet south of the southerly margin of Grapevine Avenue; thence eastwardly 85 feet, more or less, to a point which is 15 feet measured at right angles west of the lines between Lots 15 and 16 in the west line of a 10 foot driveway which is being reserved; thence along the line of the same, 117 feet, more or less, to the line between Not Nos. 15 and 22; thence with said 2 feet reserved strip; thence with same margin of the same, northwardly 177 feet to the beginning.

Being the same property conveyed to James C. Anderton and A. Kellene Anderton by deed from the Administrator of Veterans Affairs of record in Book 3339, page 213, Register's Office for Davidson County, Tennessee and subsequently deeded from A. Kellene Anderton to James C. Anderton by Warranty Deed of record in Book 4529, Page 174, Register's Office for Davidson County, Tennessee.

Being the same property devised to Melissa Kay Bennett by the Last Will and Testament of James Columbus Anderton, April 18, 2000, Probate Court for Davidson County, Docket No. 08P579.

This conveyance is subject to any and all existing restrictions and easements of record.

THIS IS THE SAME DESCRIPTION AS IN PREVIOUS DEED OF RECORD.

This is improved property located at 414 Grapevine Avenue, Madison, TN 37115

And now **MELISSA KAY BENNETT** convey unto **DAMIEN WILLIAM RAY BENNETT** the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF I have hereunto set my hand on this the 30 day of June, 2016.

Melissa K. Bennett
MELISSA KAY BENNETT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for County and State, the within named, **MELISSA KAY BENNETT** the grantor(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 Nashville, Tennessee, this 30 day of June, 2016.

RONALD K. NEVIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My commission expires 11-6-17