BILL GARRETT, Davidson County
Trans:T20160061267 DEEDWARR
Recvd: 07/18/16 10:18 2 pgs
Fees:13.00 Taxes:736.30
20160718-0073351

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Hollis & Kathryn Bennett
2218 Grantland Ave
Nashville, TN 37204

SEND TAX BILL TO:
New Owner

MAP/PARCEL 118-04-0-258.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Sheliah G. Watson, a single person,** has this day bargained and sold, and does hereby transfer and convey unto **Hollis Bennett and Kathryn Bennett, husband and wife,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Plat of Resubdivision of Lot 227, Part of Lots 228, 229 & Part of A Closed Alley, Grandview Heights of record in Plat Book 7900, Page 826, 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 Sheliah G. Watson by Warranty deed from Woodbine Community Organization of record in Book 9651, page 302, Register's Office for Davidson County, Tennessee, dated April 17, 1995 and recorded on April 21, 1995.

This is improved property known as: **2225 Cruzen Street, Nashville, Tennessee 37211.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 7900, page 826,and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 14th day of July, 2016.

Sheliah G. Watson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Sheliah G. Watson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 14th day of July, 2016.

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $199,000.00.

AFFIANT

Subscribed and sworn to before me this the 14th day of July, 2016.

NOTARY PUBLIC

My Commission Expires: 3-6-18

File No: 169475