Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center, Suite 290
Brentwood, TN 37027
16-1572

BILL GARRETT, Davidson County
Trans:T20160091860 DEEDWARR
Recvd: 10/18/16 13:34 2 pgs
Fees:13.00 Taxes:1028.60
20161018-0110019

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $278,000.00

Rachel Fann
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of October, 2016

Debbie Mann
Notary Public
Commission Expires: _____

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Vesna Pavlovic 8882 Hester Beasley Nashville, TN 37221	Farmington Mortgage 2002 Richard Jones Rd. Suite 300A Nashville, TN 37215	169-00-0-042.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Martin Bennett DBA Bennett Construction Company, LLC

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Vesna Pavlovic and Hadley Lawler, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I:
Being in the 9th Civil District of Davidson County and described as follows:

Beginning at an iron stake at Vinson Perry's Southeast corner; thence South 53 degrees East 25 1/2 poles to an iron stake in a field; thence North 2 1/2 degrees East 16 1/3 poles to a stake on the North side of a Hollow; thence up the Hollow North 53 degrees West 16 2/3 poles to an iron pin and Vinson Perry's Northeast corner; thence with said Vinson Perry's line, South 37 1/2 degrees, West 13 1/2 poles to the beginning and containing 1.78 acres, more or less, as surveyed by Lewis King August 11, 1965.

Tract II:
A parcel of land in the 9th Civil District of Davidson County, Tennessee, on the south easterly side of the Hester & Beasley Road, and being a portion of a 4.5 acre tract of record in Book 2996, page 403, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a large Red Oak tree on the south easterly margin of the Hester and Beasley Road, same being the corner of John Ursery and E.E. Ursery; Thence south 53 degrees 30' East 214.5 feet to a stake; Thence north 37 degrees 30' East 214.5 feet to a stake; Thence north 53 degrees 30' West 216 feet more or less to a stake on the margin of Hester and Beasley Road; Thence with the margin of said road 46 degrees West 10 feet to a stake with a Red Oak Pointer; Thence with margin of said road South 37 degrees West 205 feet to a point of beginning and containing 1.05 acres more or less, as surveyed by S.H. Hutchison September 7, 1960.

BEING the same property conveyed to Martin Bennett DBA Bennett Construction Company, LLC, dated 6/22/16 and recorded 6/24/16 in Instrument No. 20160624-0064839, in the Register's Office of Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 8882 Hester Beasley, Nashville, TN 37221.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A 260-2-307 or other similar statute.

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 so covenant with 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 17th day of October, 2016.

Martin Bennett

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, **Martin Bennett**, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the **Member** of **Martin Bennett DBA Bennett Construction Company, LLC**, the within named bargainor, and that he as such **Member** being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 17th day of October, 2016.

Notary Public
My Commission Expires: 5/8/2018

(Notary Seal)

