MARY BIRTHRIGHT
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

Subscribed and sworn to before me, this 8TH DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160108711 DEEDWARR
Recvd: 12/12/16 09:40 2 pgs
Fees:13.00 Taxes:407.00
20161212-0129704

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Bennett and wife, Freda Bennett	Thomas Bennett	01200009000
	(NAME)	
3242 Freeman Hollow Road	3242 Freeman Hollow Road	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Debra Replogle and Kevin Replogle, a married couple, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Thomas Bennett and wife, Freda Bennett, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

CERTAIN REAL. PROPERTY SITUATED IN DAVIDSON COUNTY, TENNESSEE:

BEGINNING AT AN IRON PIN ON THE SOUTHWEST CORNER OF THE INTERSECTION OF FREEMAN HOLLOW ROAD AND BAKER ROAD; THENCE ALONG THE MARGIN OF BAKER ROAD S 34 DEGREES 00' 16" E 421.12 FEET TO A POINT; THENCE S 55 DEGREES 00' 45" E 278.88 FEET TO AN IRON PIN; THENCE LEAVING BAKER ROAD S 2 DEGREES 00' 5" W 650 FEET TO AN IRON PIN IN A FENCE LINE ADJOINING CANTRELL PROPERTY; THENCE N 7 DEGREES 21' 40" E 625 FEET TO AN IRON PIN IN THE MARGIN OF FREEMAN HOLLOW ROAD; THENCE ALONG THE MARGIN OF FREEMAN HOLLOW ROAD N 46 DEGREES 53' 13" E 100.66 FEET TO THE POINT OF BEGINNING, CONTAINING 5.17 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO DEBRA REPLOGLE AND KEVIN REPLOGLE, A MARRIED COUPLE, BY DEED FROM TENNESSEE COMMERCE BANK, OF RECORD BY INSTRUMENT NO. 20110601-0041798, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

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

unimproved (X)
This is improved ( ) property, known as 3394 Freeman Hollow Road, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (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 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 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/our hand(s) this 8th day of December, 2016.

WARRANTY DEED
(Continued)

Debra Replogle

Kevin Replogle

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Debra Repogle and Kevin Repogle, a married couple, the herein bargainor(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, this the 8th day of December, 2016.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-29-2019

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072