THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, TN 37055
LER 42944

Davidson County DEEDWARR
Recvd: 01/10/17 14:31 4 pgs
Fees:23.00 Taxes:851.00
20170110-0002937

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED THIRTY THOUSAND AND 00/100 ($230,000.00) DOLLARS, cash in hand paid by JONATHAN E. BENNIE, receipt of which is hereby acknowledged, I, JOSEPH MCMILLIN, unmarried, have bargained and sold, and by these presents do transfer and convey unto the said JONATHAN E. BENNIE, his heirs and assigns, a certain tract or parcel of land as follows:

Lying and being in Davidson County, Tennessee, and being Lot No. 287, on the Final Plat of Avondale Park, Phase Two, Section 3B, of record in Instrument No. 20101005-0079393, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joseph McMillin, unmarried, by deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated July 17, 2012 and of record in Instrument No. 20120718-0063087, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the right-of-way of Wolfeboro Lane.

This conveyance is subject to all matters shown in Instrument No. 20110208-0011099 and Instrument No. 20101005-0079393, both in the Register's Office of Davidson County, Tennessee.
This conveyance is subject to an access easement agreement of record in Instrument No. 20041207-0145662, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a Transmission Line Easement recorded in Instrument No. 20060110-0003857, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a Deed to United States of America, as recorded in Book 4118, Page 694 and Book 4228, Page 635, both in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to an Order to TVA, of record in Record Book 4273, Page 280, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to an easement to Harpeth Valley Utilities District in Instrument No. 20040204-0013639, Instrument No. 20040204-0013640, Instrument No. 20080818-0084836 and Instrument No. 20040204-0013641, all in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Storm Water Detention Agreement of record in Instrument No. 20060512-0055867 and Instrument No. 20090814-0076610, both in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Inspection and Maintenance Agreement of record in Instrument No. 20060512-0055867 and Instrument No. 20090814-0076610, both in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to an easement in Book 5738, Page 819 and Partial Abandonment of Easement in Instrument No. 20080826-0087638, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a Permanent Easement Agreement in Instrument No. 20090707-0063325, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a Charter of HOA in Instrument No. 20081203-0117350, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Declaration of Restrictive Covenants, of record in Instrument No. 20081203-0117452, Instrument No. 20090331-0028791 and Instrument No. 20101223-0102254, all in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a right-of-way of an electric power line granted to Tennessee Electric Power Company, by James B. Ezzell and wife, Fanny M. Ezzell, of record in Book 787, Page 7, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to an easement and right-of-way for electric power transmission lines and poles with rights of ingress and egress and other rights and privileges as set out in granted to the Unites States by John Smallman Cowden and wife, Ruby S. Cowden, of record in Book 4193, Page 903, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to an easement for water line granted by Rodgers Properties, Inc. (formerly known as J.M.R. Development Co.), to Harpeth Valley Utilities District of Davidson and Williamson Counties, of record in Book 5738, Page 832, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to an easement for sewer line granted by Michael R. Allison to Harpeth Valley Utilities District of Davidson and Williamson Counties, of record in Book 5738, Page 832, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to an easement for water main across the Dower Tract, a part of the property, from the 38.71 acre tract conveyed to John Smallman Cowden, of record in Book 1237, Page 674, in the Register's Office of Davidson County, Tennessee, to the Big Harpeth River and privilege of building a pump house and drainage across the Dower Tract.

This conveyance is subject to a portion of the overall property is within the 100-year flood plain as shown on the overall boundary lay-out of Ragan-Smith-Murphy & Associates, Inc., dated March 30, 1988.

This conveyance is subject to the rights of others in and to common areas/elements.

This conveyance is subject to lien for special assessment contained in Declarations of Covenants, Conditions and Restrictions.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said JONATHAN E. BENNIE, his heirs and assigns, forever.

And I do covenant with the said JONATHAN E. BENNIE, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered except for 2017 Davidson County property taxes which have been prorated and will be paid by Grantees. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said JONATHAN E. BENNIE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND, on this 3rd day of January, 2017.

JOSEPH MCMILLIN

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, JOSEPH MCMILLIN, unmarried, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 3rd day of January, 2017.

NOTARY PUBLIC

REBECCA D PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
Comm. Exp. Jan. 26, 2020

My Commission Expires: 1-26-20

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $230,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 3rd day of January, 2017.

NOTARY PUBLIC

My Commission Expires: 7/6/20

BRIA I SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

Parcel No. 141 05 0A 287.00

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ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
Mr. JONATHAN E. BENNIE
8255 Jamie Court
Brentwood TN 37027

True Copy Certification

I, Kristen Traini, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY