Davidson County DEEDWARR
Recvd: 02/28/17 10:16 3 pgs
Fees:18.00 Taxes:1702.00
20170228-0019691

WARRANTY DEED

NICOLE YURJEVICH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $460,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 24TH DAY OF FEBRUARY, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10/29/19

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-2963B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Kevin S. Vanzant and Eve C. Vanzant	Pinnacle Bank	143-06-0A-063.00
405 Valley Trace Dr.	150 3rd Ave S., Ste 900	
Nashville, TN 37221	Nashville, TN 37201	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

ALBERT G. BENNEYWORTH AND WIFE, LAURA BENNEYWORTH

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KEVIN S. VANZANT AND EVE C. VANZANT, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Phase Two, Harpeth Trace Estates of record in Plat Book 5200, Page (s) 556, 557 and 558, 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 Albert G. Benneyworth and wife, Laura M. Benneyworth by Quitclaim deed from Albert G. Benneyworth of record in Instrument No. 20070620-0073769 Register's Office for Davidson County, Tennessee, dated April 19, 2007 and recorded on June 20, 2007.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 5200, Page (s) 556 through 558, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5120, Pages 208 and 918, Book 5182, Page 767, Book 5178, Page 138, Book 5182, Page 769, Book 5380, Page 357, and Book 6094, Page 718, Register's Office for Davidson County, Tennessee.

Charter of record in Book 5120, Page 199, and Book 6556, Page 693, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4889, Page 192, Book 5360, Page 320, Book 5364, Page 882, and Book 6380, Page 201, in the Register's Office for Davidson County, Tennessee.

Overpass Construction Agreement of record in Book 5102, Page 956, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 5142, Pages 690 and 694, in the Register's Office for Davidson County, Tennessee.

Ingress and Egress Easement of record in Book 6407, Page 891, in the Register's Office for Davidson County, Tennessee.

Overhead Line Easement of record in Book 6407, Page 892, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Access Roads, Reservoir and Pumping Station and Water Mains and Appurtenances of record in Book 5099, Page 783, in the Register's Office for Davidson County, Tennessee.

Deed of Conveyance of record in Book 7026, Page 918 and re-recorded Book 7097, page 72, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 405 Valley Trace Dr., Nashville, TN 37221

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 24th day of February, 2017.

Albert G. Benneyworth

Laura Benneyworth

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, ALBERT G. BENNEYWORTH AND LAURA BENNEYWORTH, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 24th day of February, 2017.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 17-2963B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

