Davidson County	DEEDWARR
Recvd: 04/17/17 09:57	2 pgs
Fees:13.00 Taxes:8140.00	
20170417-0036660	

WARRANTY DEED

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of April 2017.

Notary Public

MY COMMISSION EXPIRES: 7-24-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Heldi Adelien	Heldi Adelien	116 12 0 129.00
(NAME)	(NAME)	
3901 Estes Road	3901 Estes Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Million Two Hundred Thousand And No/100 Dollars ($2,200,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **B.L. Bennett & Associates, Inc.**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Heldi Adelien, a single woman**, 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:

Land in Davidson County, Tennessee, being part of Lot Number 1 on the plan of the division of the Henry W. Compton Estate, as of record in Plan Book 2, Page 58, Chancery Court of Nashville, described according to a survey made by S. R. Sanford, Jr., Surveyor, dated August 21, 1941 as follows:

Beginning at the southwest corner of Estes Avenue (or Road) and Abbott Martin Road; thence with Abbott Martin Road North 87 degrees 40 minutes West 289 feet; thence South 2 degrees 10 minutes West 123.4 feet, more or less, to a fence line; thence with the said line South 87 degrees 40 feet East 289 feet to the Westerly margin of Estes Avenue (or Road); thence with Estes Avenue (or Road) North 2 degrees 10 minutes east 123.4 feet to the beginning.

Further, being the same property conveyed to B.L. Bennett & Associates, Inc. by Quitclaim Deed from Bruce L. Bennett, a married man dated April 12, 2017 and recorded 4-14, 2017 as Instrument No. 20170417-0036659, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-171507FC

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3901 Estes Road, Nashville, TN 37215

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, has 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 our hands this 12 day of APRIL, 2017

B.L. Bennett & Associates, Inc.

BY: _____
Bruce L Bennett
Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named B.L. Bennett & Associates, Inc., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of April, 2017.

_____
Notary Public

My Commission Expires: 7/6/20

(SEAL)

HILLARY [illegible] SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I Shelly M Smith, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

_____
Shelly M. Smith

State of Tennessee/County of Williamson SS:

Personally appeared before me, Rebecca Kroger, a notary public for this County and State, Shelly M Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

File Number: GRN-171507FC