WARRANTY DEED

JILL BRANYAN
State of Tennessee Notary Public
Davidson County
My Commission Expires 07/08/2019

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of April, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Smart Title & Escrow, LLC, 256 Seaboard Lane, Suite D-101, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mary Mills	Same	086-10-0-111.00
(NAME)	(NAME)	
3336 Lakeside Place		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Rachel N. Bentley, a single person, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Mary Mills, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Williamson County, State of Tennessee, described as follows, to-wit:

Being Lot 10-B, Section one, Zone Lot Division Lots 6 through 10, Lakeside Woods Estates, as shown on plat of record in Plat Book 6200, Page 213, as amended in Plat book 6250, Page 854, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same propety conveyed to Rachel N. Bentley, a single person, by Warranty Deed from Jennifer E Sledge, unmarried recorded on July 7, 2014 of record in Instrument No. 20140707-0059301, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 3336 Lakeside Place, Hermitage, TN 37076

(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.

BILL GARRETT, Davidson County
Trans:T20170032493 DEEDWARR
Recvd: 04/18/17 12:47 2 pgs
Fees:13.00 Taxes:499.50
20170418-0037769

Witness my hand this 6th day of April, 2017.

Rachel N. Bentley

STATE OF TENNESSEE

COUNTY OF

On this 6th day of April, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Rachel N. Bentley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
07-08-19

Notary Public, ~~Kimberly Hollingshead~~ JILL BRAYMAN

State of Tennessee Notary Public Davidson County My Commission Expires 07/08/2019