Davidson County DEEDWARR
Recvd: 05/03/17 15:25 3 pgs
Fees:18.00 Taxes:647.50
20170503-0043951

WARRANTY DEED

BMR17-0660

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

Subscribed and sworn to before me, this 21 DAY OF April, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/10/21
(AFFIX SEAL)

LAURIE DAMEWOOD
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kanna Paulu	Kanna Paulu	
660 Roxanne Dr.	(NAME) 660 Roxanne Dr.	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	162-11-0-032.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DUSTY A. BENNETT, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KANNA PAULU AND NAW EH, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that 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. 92 on the Plan of Section 5, Whittemore Valley, of record in Plat Book 6250, Page 904, 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 Dusty A. Bennett, unmarried by Warranty Deed from Larry F. Palmer, of record in Instrument No. 20031125-0171206, Register's Office for Davidson County, Tennessee, dated November 21, 2003 and recorded on November 25, 2003.

Spouse of Grantor has never occupied said property as his primary residence.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 6250, Page 904, Book 6243, Page 80; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 660 Roxanne Dr. , Antioch, Tennessee 37013
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 14 day of April, 2017.

Dusty A. Bennett

STATE OF Tennessee
COUNTY OF Davidson

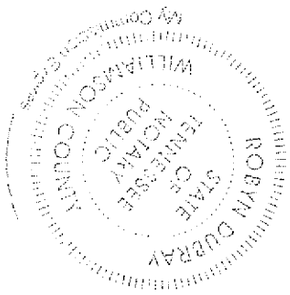
On this the 14 day of April, 2017, before me personally appeared Dusty A. Bennett to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14 day of April, 2017.

Notary Public

My Commission Expires: 2/15/2021

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

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

