Davidson County	DEEDWARR
Recvd: 06/05/17 09:23	2 pgs
Fees:13.00 Taxes:3126.50	
20170605-0055599	

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref: (RF) Title No.: 58988
Dav. Co. File: Box 8

CORN-172307

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Austin Bennett Hanna Bennett 1402 Linden Avenue Nashville, TN 37212	New Owner

TAX MAP PARCEL NUMBERS: 10513007600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$845,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **S. Yancey Padget, unmarried and Renae A. Rota, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Austin Bennett and Hanna Bennett, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the westerly one half (1/2) of Lot No. 46 in the Belmont Land Company's Plan of Lots called Belmont Heights, of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

Said westerly one half (1/2) of said Lot No. 46 fronts 50.0 feet on the north side of Linden Avenue and runs back northwardly between parallel lines 169.0 feet to an alley.

Being the same property conveyed to S. Yancey Padget and Renae A. Rota, both unmarried by Warranty Deed from E. David Frohman, unmarried, dated April 22, 1999 and recorded on April 26, 1999 of record in Book 11445, page 519, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated March 27, 2014, recorded April 2, 2014 of record in Instrument No. 20140402-0027510, said Register's Office. Subject property was conveyed to S. Yancey Padget and Renae A. Rota, both unmarried.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2017, and subsequent years; All Matters shown on The Plan, with Owner's Certificate, of record in Book 421, page 34, said Register's Office.

This is improved property, known as 1402 Linden Avenue, Nashville, TN 37212

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of June, 2017.

S. Yancey Padget — **S. Yancey Padget**

Renae A. Rota — **Renae A. Rota**

State of Tennessee

County of Davidson

On this 1st day of June, 2017, before me the undersigned authority, personally appeared S. Yancey Padget and Renae A. Rota, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $845,000.00.

Affiant

Sworn and subscribed before me this 1st day of June, 2017.

Notary

My Commission Expires: 7-24-17

JODI JACKSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I Shelly M Smith, do hereby make oath that I am the custodian of the efectronic 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
WILLIAMSON COUNTY