Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20170048524 DEEDWARR
Recvd: 06/07/17 12:55 2 pgs
Fees:13.00 Taxes:1195.10
20170607-0057088

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $323,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of June, 2017.

Notary Public

My commission expires: 01/17/21

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Thomas C.Francis**<br>**Sara M. Francis** | New Owner | **141050A28700CO** |
| **541 Wolfeboro Lane** | | |
| **Nashville, TN 37221** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

**Jonathan E. Bennie, a married man**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Thomas C. Francis and Sara M. Francis, husband and wife**

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:

Lying and being in Davidson County, Tennessee, and being Lot No. 287, on the Final Plat of Avondale Park, Phase Two, Section 3B, of record in Instrument No. 20110208-0011099 (erroneously listed as 20101005-0079393 in prior deeds of record), in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jonathan E. Bennie, by Warranty Deed from Joseph McMillin, unmarried, dated January 3, 2017, of record in Instrument No. 20170110-0002937, Register's Office for Davidson County, Tennessee.

***Subject property was never the sole principal residence of said Grantor, spouse, heirs, nor assigns.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as shown on the plat of record in Instrument No. 20101005-0079393, and Instrument No. 20110208-0011099, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

Easements of record in Instrument No. 20041207-0145662, Instrument No. 20060110-0003857, Instrument No. 20040204-0013639, Instrument No. 20040204-0013640, Instrument No. 20080818-0084836, and Instrument No. 20040204-0013641, Book 5738, page 819, Instrument No. 20080826-

0087638, Instrument No. 20090707-0063325, Book 787, page 7, Book 5738, page 832, Book 1237, page 674, Book 4193, page 903, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Instrument No. 20081203-0117350, Register's Office for Davidson County, Tennessee.

Restrictions of record in Instrument No. 20081203-0117452, Instrument No. 20090331-0028791, Instrument No. 20101223-0102254, Register's Office for Davidson County, Tennessee.

Deed to USA of record in Book 4118, page 694, Book 4228, page 635, Register's Office for Davidson County, Tennessee.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 541 Wolfeboro Lane, 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, 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 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/our hand(s) this 30th day of May, 2017.

Jonathan E. Bennie

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Jonathan E. Bennie, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of May, 2017.

NOTARY PUBLIC

My Commission Expires: 11/5/18

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018