STATE OF Tennessee
COUNTY OF Davidson

Davidson County DEEDWARR
Recvd: 07/05/17 10:08 2 pgs
Fees:13.00 Taxes:1960.63
20170705-0067220

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $529,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 2017.

Notary Public
MY COMMISSION EXPIRES: 3/8/2021
File No. 17-8640D

Anne Marie Angel State of Tennessee Notary Public Davidson County

WARRANTY DEED

GRN-173814 BSO

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Glenn Donald Hutchens and Emily Hutchens, husband and wife (NAME)	Highland Residential Mortgage, LTD (NAME)	083-10-0F-002.00-CO
1705B Woodland Street (STREET ADDRESS)	12001 N. Central Expressway, Suite 750 (STREET ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Dallas, TX 75243 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Shelley Bennett and John Bennett, wife and husband**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Glenn Donald Hutchens and Emily Hutchens, 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:

Land in Davidson County, Tennessee, being Unit 1705B, as described in Exhibit B of the Declaration of Covenants, Conditions and Restrictions for The Element at Woodland, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20131216-0126896, amended in Instrument No. 20140722-0065115, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Shelley Bennett, a married woman from Woodland Street Partners, LLC, a Tennessee limited liability company, by Warranty Deed dated October 7, 2014, as Instrument No. 20141009-0093892, in the Register's Office for Davidson County, Tennessee.

John Bennett joins in this conveyance for the purpose of conveying any interest he or she may have in said property, particularly marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 57, page 135, Register's Office for Davidson County, Tennessee.

2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20131216-0126896, amended in Instrument No. 20140722-0065115, and in any allied instrument(s) referred to in said restrictions.

3. Charter of Homeowner's Association of record in Instrument No. 20150526-0048356, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

The signatures of Shelley Bennett and John Bennett are signed by their duly appointed Attorney-in-fact Carol E. Witherspoon, pursuant to the Power of Attorney recorded in Book _____, page _____, said Register's Office.

This is improved property, known as 1705B Woodland Street, Nashville, TN 37206.

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. Whenever 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 June, 2017.

SHELLEY BENNETT
Shelly Bennett
By: Carol E. Witherspoon — June 30, 2017
Carol E. Witherspoon, Attorney-in-Fact — Date
Attorney-in-fact

JOHN BENNETT
John Bennett
By: Carol E. Witherspoon — June 30, 2017
Carol E. Witherspoon, Attorney-in-Fact — Date
Attorney-in-fact

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Carol E. Witherspoon, Attorney-in-Fact for Shelley Bennett and John Bennett, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

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

My Commission Expires: 9-17-20 _____
Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-06-2019