THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE) COUNTY OF DAVIDSON)
Jennifer S. Ghanem, Esq. **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $265,000.00 Affiant Subscribed and sworn to before me, this 21 day of July, 2017. Notary Public My Commission Expires: 4-11-2020

ANGELA R. WINDHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 04-11-2020

Davidson County DEEDWARR
Recvd: 07/25/17 12:41 3 pgs
Fees:18.00 Taxes:980.50
20170725-0075119

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Brian V. Macdonald 810B Knox Avenue Nashville, TN 37204	New Owner 9000 Glen Echo Rd #105 Nashville TN 37215	Tax Parcel ID No. 118-01-0B-017.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARK C. BENNETT, A MARRIED PERSON AND JORDAN R. BENNETT, MARRIED, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **BRIAN V. MACDONALD, AN UNMARRIED MAN,** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 9A on the Plan of Kirkwood Glen shown as Exhibit "B" of record in Instrument No. 20051004-0119321, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to MARK C. BENNETT, A MARRIED PERSON AND JORDAN R. BENNETT, UNMARRIED, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, by deed from MARGARET DONALDSON, UNMARRIED, of record in Instrument No. 20130314-0025545, dated March 11, 2013, said Register's Office.

The spouse of Mark C. Bennett was not required to convey her marital interest to this property due to it being investment property, and has no homestead rights.

James Scot Aiello, Spouse of Jordan R. Bennett, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, to said property.

This is improved property commonly known as: **810B Knox Avenue, Nashville, TN 37204**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and binds themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21 day of July 2017.

MARK C. BENNETT

JORDAN R. BENNETT

JAMES SCOT AIELLO

STATE OF TENNESSEE)
)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARK C. BENNETT AND JORDAN R. BENNETT**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the persons who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 21 day of July, 2017.

Notary Public
My Commission Expires: 10/14/15

ELIZABETH M. PRESTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE)
)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES SCOT AIELLO**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the persons who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 21 day of July, 2017.

KENDALL CONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020

Notary Public
My Commission Expires: 9/7/2020

True Copy Certification

I, Yvette Meldrum, 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 7-11-20

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON