Bill Garrett Davidson County
Batch# 334 DEEDWARR
09/12/2017 10:33:50 AM 3 pgs
Fees: $18.00 Taxes: $419.58
20170912-0093237

PREPARED BY:
THOMAS DUBOIS
ATTORNEY AT LAW
[illegible]

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Gary L. Bennett,** a single person, FIRST PARTY, which expression shall include heirs, personal representatives, successors and assigns, and **Donald Herron, Jr.** SECOND PARTY, which expression shall include heirs, personal representatives, successors and assigns.

WITNESSETH:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

> Land located in Davidson County and being Lot No. 31 on the Plan of Monte Carlo, Section H C, as of record in Book 5200, Page 66, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.
>
> Being the same property conveyed to Gary L. Bennett, unmarried, by Warranty Deed from Robert Moore and Reba J. Bowers, both unmarried of record in Instrument No. 20020823-0102137, Register's Office of Davidson County, Tennessee.
>
> Map 173-01, Parcel 109.00
>
> Property Address (for approximate identification only): 237 Cedarmont Circle, Davidson County, Tennessee 37211.
>
> Same description as prior deed.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and assumed by SECOND PARTY; restrictive covenants,

conditions and restrictions affecting the subject property of record in Book 5304, Page 888, Register's Office of Davidson County, Tennessee, which instruments are incorporated herein by reference; and all other matters as shown on recorded plat.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 7th day of September, 2017.

* Gary L. Bennett
Gary L. Bennett

STATE OF WASHINGTON
COUNTY OF COWLITZ

Personally appeared before me, the undersigned, Gary L. Bennett, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein.

WITNESS my hand, at office, this 7th day of September, 2017.

My commission expires:
02/02/2020

Janice K. Watts
Notary Public

Notary Public
State of Washington
JANICE K WATTS
My Appointment Expires Feb 2, 2020

STATE OF WASHINGTON
COUNTY OF COWLITZ

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $113,400.00.

* Gary L. Bennett
Affiant

Subscribed and sworn to before me, this 7th day of Sept., 2017.

My commission expires:
02/02/2020

Janice K. Watts
Notary Public

Notary Public
State of Washington
JANICE K WATTS
My Appointment Expires Feb 2, 2020

NEW PROPERTY OWNER:

Donald Herron

1705 Wheeler Dr.

Columbia TN 38401

PERSON(S) RESPONSIBLE FOR TAXES:

Same