Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

WARRANTY DEED

Bill Garrett Davidson County
Batch# 2228 DEEDWARR
09/19/2017 11:26:55 AM 2 pgs
Fees: $13.00 Taxes: $1,485.55

20170919-0095830

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $401,500.00.

Affiant

Subscribed and sworn to me on 09/15/17.

NOTARY PUBLIC
My Commission Expires: 9.30.19

KIM SEWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP - PARCEL #
Jennifer White 5629 Traceside Drive Nashville, TN 37221	Farmington Mtg. 2002 Richard Jones Rd Ste 300A Nashville, TN 37215	155160A29700CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Mary Lee Bennett, an unmarried woman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Jennifer White, an unmarried woman, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 263, on the Plan of Traceside, Section Ten, Revision One, of record in Plat Book 9700, page 827, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed to Mary Lee Bennett, an unmarried person, by Deed dated December 20, 2012, from Richard L. Pensinger and wife, Sharon F. Pensinger, of record in Instrument No. 20121221-0117972, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 5629 Traceside Drive, Nashville, Tennessee 37221.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE she is lawfully seized 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; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors 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 hand this 09/15/17.

Mary Lee Bennett

Mary Lee Bennett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 09/15/17, before me personally appeared Mary Lee Bennett, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument. and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 09/15/17.

Brenda Zitzman
NOTARY PUBLIC

My Commission Expires: 11-6-2017

