Bill Garrett Davidson County
Batch# 49540 DEEDWARR
01/22/2018 10:23:20 AM 4 pgs
Fees: $23.00 Taxes: $2,220.00
20180122-0006262

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $600,000.00.

Affiant

Subscribed and sworn before me this the 19 day of January, 2018.

Notary Public
My commission expires: 12/1/2020

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Midtown Realty, LLC PO Box 331235 Nashville, TN 37203	Midtown Realty, LLC PO Box 331235 Nashville, TN 37203	105160133.00 and 105160134.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, TONYA BENNETT AND WILLIAM KENDALL BENNETT, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MIDTOWN REALTY, LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Tract 1:
Land in Davidson County, Tennessee, being Lot No. 70 on the Map of Corinne Place, of record in Book 332, page 1, Register's Office for Davidson County, Tennessee.

Said Lot No. 70 fronts 50 feet on the westerly side of Utopia Avenue, and runs back between parallel lines, 165 feet to an alley.

Being the same property conveyed to Margie B. Bennett, unmarried and mother, Vera Bennett, as tenants in common with the rights of survivorship, by deed dated 03/11/1977 from Gilbert Waldrom and wife, Lillie Jean Waldron, of record in Book 5125, page 825, said Register's Office;

Also being the same property conveyed to Vera Bennett by deed from Margie B. Bennett of record in Book 6374, page 383, dated 08/27/1984, Register's Office for said County;

Also being the same property conveyed to Vera Bennett and Margie B. Bennett by deed from Vera Bennett of record in Book 6551, page 728, dated 05/08/1985, Register's Office for said County;

Also being the same property conveyed to Vera Bennett, Life Estate, and Margie B. Bennett by deed from Vera Bennett and Margie Bennett of record in Book 6767, page 253, dated 01/22/1986, Register's Office for said County;

Also being the same property conveyed to Tonya Bennett Marshall by deed from Vera P. Bennett of record in Book 9615, page 257, dated 03/03/1995, Register's Office for said County. The said interest conveyed was a life estate;

Also being the same property conveyed to Vera P. Bennett and or Margie Bennett by deed from Tonya Bennett Marshall of record in Book 10278, page 637, dated 12/03/1996, Register's Office for said County. The said interest

WKB

conveyed was a life estate to Vera P. Bennett. Margie Bennett already owned a fee simple interest in said property at the time of conveyance;

The said Margie Bennett and Margie B. Bennett are one and the same person. The said Vera P. Bennett and Vera Bennett and Vera Pearl Bennett are one and the same person.

The said Vera Pearl Bennett is now deceased as further referenced by Affidavit of Heirship dated July 28, 2014, of record in Instrument No. 20140728-0066953, Register's Office for said County. The said Margie Bennett became the sole owner in fee simple of the above described property upon the death of Vera Pearl Bennett due to the expiration of Vera Bennett's life estate.

The said Margie Bennett having since died testate on September 7, 2016, as referenced in Docket number 16P1627 for Davidson County Probate Court, leaving said property to beneficiaries William Kendall Bennett and Tonya Bennett.

Being also known as 2141 Utopia Avenue, Nashville, Tennessee 37211.

Tract 2:
Land in Davidson County, Tennessee, being Lot No. 71 on the Map of Corinne Place, of record in Book 332, page 1, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Margie B. Bennet by deed dated 09/13/1967 from William Thomas Rushford, Jr., of record in Book 6551, page 730, said Register's Office.

The said Margie Bennett having since died testate on September 7, 2016, as referenced in Docket number 16P1627 for Davidson County Probate Court, leaving said property to beneficiaries William Kendall Bennett and Tonya Bennett.

Being also known as 2143 Utopia Avenue, Nashville, Tennessee 37211.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2141 & 2143 Utopia Ave,, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 18th th day of January, 2018.

William Kendall Bennett

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William Kendall Bennett, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18 th day of January, 2018.

My commission expires:

9-10-2018

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness my hand this the 19 th day of January, 2018.

Tonya Bennett

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Tonya Bennett, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19 th day of January, 2018.

My commission expires: 9-10-2018

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY