GSBM Book 44

Bill Garrett Davidson County
Batch# 62754 DEEDWARR
02/27/2018 12:41:59 PM 2 pgs
Fees: $13.00 Taxes: $925.00
20180227-0018373

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
17-2217

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of February, 2018

SUSAN L HEINRICH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public
Commission Expires: 9/10/18

Address of New Owner	Send Tax Bills To:	Map & Parcel
Lynch D. Bennett Monique R. Bennett 744 Myhr Drive Nashville, TN 37221	Guaranteed Rate, Inc. 4410 N. Ravenswood Ave. Chicago, IL 60640	142-14-0-110.00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Katrina Lyles and Damien Lyles, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lynch D. Bennett and Monique R. Bennett, 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 Lot No. 336 on the Plan of Harpeth Valley Park, Section 3 of record in Plat Book 4175, Page 15, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 336 fronts 80.0 feet on the Westerly margin of Myhre Drove and extends between parallel lines 190.0 feet to a dead line.

Being the same property conveyed to Katrina Lyles and Damien Lyles, wife and husband by Warranty Deed from Mark A. Herrmann and wife, Karen F. Herrmann of record in Instrument No. 20110524-0039608 Register's Office for Davidson County, Tennessee, dated May 23, 2011 and recorded on May 24, 2011.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 744 Myhr Drive, Nashville, TN 37221.

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 26th day of February, 2018.

Katrina Lyles

Damien Lyles

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Katrina Lyles and Damien Lyles

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26th day of February, 2018.

Notary Public

My Commission Expires: 9/10/18

(Notary Seal)

SUSAN L REINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON