WARRANTY DEED

Bill Garrett Davidson County
Batch# 80285 **DEEDWARR**
04/12/2018 02:39:30 PM 2 pgs
Fees: $13.00 Taxes: $666.00

20180412-0034620

A-RR-18-0114

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 10-7-19

(AFFIX SEAL) ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Craig Pennell and Shannon Pennell	**Legends Bank**	
(NAME)	(NAME)	**075-13-0-237.00**
114 Bonnabrook Dr.	**310 North First Street**	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**Clarksville, TN 37040**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM J. BENGE, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CRAIG PENNELL AND SHANNON PENNELL, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 27, on the Plan of Addition to Section Four, Hermitage Hills, of record in Book 3842, Page 128, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William J. Benge, a single man by Warranty deed from Jay Sutter and wife, Sonja Sutter of record in Instrument No. 20160427-0040827 Register's Office for Davidson County, Tennessee, dated April 15, 2016 and recorded on April 27, 2016.

This conveyance is subject to:
- Taxes for 2018 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3842, Page 128, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3181, Page 587 and Book 4140, Page 232, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **114 Bonnabrook Dr., Hermitage, Tennessee 37076**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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/our hand(s) this the 11 DAY OF APRIL, 2018.

William J. Benge by PH Attorney in Fact
William J. Benge by Paul Hinman as Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of WILLIAM J. BENGE, and who acknowledged he/she/they executed the same as the free act and deed of the said WILLIAM J. BENGE.

Witness my hand and official seal, this the 11th of April, 2018.

Notary Public
My Commission Expires: 10.7.19
(SEAL)

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212