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 $284,000.00.

Affiant

Subscribed and sworn before me this the 18th day of May, 2018.

Notary Public
My commission expires: 12/12/2020

Bill Garrett Davidson County
Batch# 94639 DEEDWARR
05/21/2018 10:10:24 AM 2 pgs
Fees: $13.00 Taxes: $1,050.80

20180521-0048275

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Mary Kathryn Crutcher Bennett	SunTrust Mortgage, Inc.	084-12-0-070-01
922 Strouse Ave	901 Semmes Avenue	
Nashville, TN 37206	Richmond, VA 23224	

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, SEPAL SELAH KERIM, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MARY KATHRYN CRUTCHER BENNETT AND ADAM FORESTER BENNETT, WIFE AND HUSBAND, 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:

Land in Davidson County, Tennessee, being Lot No. 141 on the Plan of Maplecrest Sec. Two of record in Plat Book 3500, Page 6, in the Register's Office for Davidson County, Tennessee.

Said lot fronts 85 feet on the easterly side of Fairway Drive and runs back 286.5 feet on the northerly line and 214.5 feet on the southerly line to a dead line in the rear on which it measures 111.4 feet.

Being the same property conveyed to Sepal Selah Kerim by quitclaim deed from Dilovan Saban of record in Instrument No. 20141119-0106670 Register's Office for Davidson County, Tennessee, dated 11/18/2014 and recorded on 11/19/2014.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 13 Fairway Drive, Nashville, TN 37214-2130.

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.

MKLB

ok

Witness my hand this the 18th day of May, 2018.

Sepal Selah Kerim

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sepal Selah Kerim, 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 18th day of May, 2018.

My commission expires: 9-10-2018

Notary Public

BENJAMIN SEAMON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY