WARRANTY DEED

Bill Garrett Davidson County
Batch# 95019 **DEEDWARR**
05/21/2018 03:00:24 PM 2 pgs
Fees: $13.00 Taxes: $695.60

20180521-0048594

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2020

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of May, 2018

Notary Public

MY COMMISSION EXPIRES: 04/06/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Lee Andrew Davis	Lee Andrew Davis	**12-90**
(NAME)	(NAME)	
2919 Parthenon Ave.	2919 Parthenon Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20181132

For and 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, Thomas Bennett and wife, Freda Bennett , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Lee Andrew Davis, unmarried, and Kimber Henry, unmarried, as Tenants in Common with the Right of Survivorship, 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. :

Certain real property situated in Davidson County, Tennessee:

Beginning at an iron pin on the southwest corner of the intersection of Freeman Hollow Road and Baker Road; thence along the margin of Baker Road S 34 degrees 00' 16" E 421.12 feet to a point; thence S 55 degrees 00' 45" E 278.88 feet to an iron pin; thence leaving Baker Road S 2 degrees 00' 5" W 650 feet to an iron pin in a fence line adjoining Cantrell Property; thence N 7 degrees 21' 40" E 625 feet to an iron pin in the margin of Freeman Hollow Road; thence along the margin of Freeman Hollow Road N 46 degrees 53' 13" E 100.66 feet to the point of beginning, containing 5.17 acres, more or less.

Being the same property conveyed to Thomas Bennett and wife, Freda Bennett by deed from Debra Replogle and Kevin Replogle, a married couple, dated December 8, 2016, of record in Instrument No. 20161212-0129704, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 3394 Freeman Hollow Rd., Goodlettsville, TN 37072
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-VREE-16-3394

Witness my hand this 17th day of May, 2018

Thomas Bennett

Freda Bennett

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Thomas Bennett and wife, Freda Bennett, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th of May, 2018.

Notary Public
My Commission Expires:

